



Windermere Road, Clay Cross, Chesterfield, Derbyshire S45 9EP

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£199,950

PINEWOOD





# Windermere Road Clay Cross Chesterfield Derbyshire S45 9EP

**£199,950**

**3 bedrooms  
1 bathrooms  
1 receptions**

- Driveway Parking for Two Cars - Potential for Additional Driveway if Required
- Rear South West Facing Landscaped and Easily Maintained Rear Garden
- Through Lounge Diner with uPVC Doors Leading to the Rear Garden
  - Entrance Hall and Landing with Built in Storage
  - Stylish Fully Tiled Bathroom with White Suite and Shower Bath
  - Neutrally Painted and Beautifully Presented Home
  - Gas Central Heating - uPVC Double Glazing - Council Tax Band B
- Close to all the Amenities that Clay Cross Offers and only a Short drive into Alfreton and Chesterfield
- Easy Access to the Peak District and Main Commuter and Bus Routes
  - Popular Residential Estate - Nearby to Parks and Schools







FINISHED TO A HIGH STANDARD – Pinewood Properties is delighted to present this beautifully maintained three-bedroom semi-detached family home in the sought-after area of Clay Cross. Finished to an excellent standard, the property boasts a fresh and modern interior, including new internal wooden doors, stylish skirting, contemporary flooring throughout, and a freshly painted finish.

Upon entering, the welcoming entrance hall and landing offer purpose-built storage. The spacious through lounge-diner benefits from UPVC patio doors leading to the rear garden, creating a bright and airy living space. The well-appointed kitchen features an integrated oven, hob, and extractor, with space for a tall fridge-freezer and plumbing for a washing machine.

Upstairs, the property offers two generously sized double bedrooms and a single bedroom with built-in wardrobe/storage space. The fully tiled, contemporary bathroom is fitted with a stylish three-piece suite, including a shaped shower bath.

Externally, the front driveway provides parking for two cars, with potential to extend if required. The landscaped rear garden has been designed for low-maintenance family living, featuring astro turf, a raised sleeper bed, a patio area, and a charming wooden pagoda with a tiled roof—ideal for outdoor relaxation and entertaining.

Ideally positioned, this stunning home offers easy access to local amenities, schools, parks, supermarkets, and excellent transport links, including the Peak District, M1 Motorway, Alfreton, Derby, and Chesterfield. A perfect choice for families and professionals alike, this property seamlessly combines modern comfort with a prime location.

\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*

\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY\*

### ENTRANCE HALL/STAIRS AND LANDING

Welcoming entrance hall featuring a stylish composite door, complemented by parquet-style vinyl flooring. The space benefits from purpose built under-stairs storage, fresh painted neutral décor, uPVC window and a staircase leading to the first-floor landing. The landing includes additional built-in storage, a uPVC window allowing natural light, and a neutral carpet. Loft access is also available.

### KITCHEN

10'9" x 7'11" (3.29 x 2.43)

A well-appointed space featuring a uPVC window and uPVC door, complemented by stylish tile-effect vinyl flooring and neutral painted décor. The kitchen is fitted with a good range of wall and base units, drawers, and a laminated worktop incorporating a stainless steel sink with a chrome mixer tap. Appliances include a four-ring gas hob with extractor, built-in oven, and space/plumbing for a washing machine, along with designated space for a tall fridge freezer. A wall-mounted Worcester combi boiler provides efficient heating, while inset spotlights and a radiator complete the space. There is a uPVC door leading out to the rear garden.

### LOUNGE DINER

19'10" x 12'4" (6.06 x 3.78)

A bright and spacious open-plan living and dining area, featuring a uPVC window and an additional uPVC full length window alongside stylish uPVC French doors that open out to the rear garden. The room is finished with elegant parquet-style vinyl flooring, neutral painted décor, and a radiator for year-round comfort.

### BEDROOM ONE

11'5" x 9'8" (3.48 x 2.95)

A generously sized double bedroom positioned at the front of the property, featuring a neutral carpet and tasteful, neutral décor. A large uPVC window allows for ample natural light, while a radiator provides comfort throughout the seasons.

### BEDROOM TWO

14'1" x 8'11" (4.30 x 2.47)

A spacious double bedroom situated at the rear of the property, featuring neutral décor and a coordinating neutral carpet. A uPVC window provides plenty of natural light, while a radiator ensures year-round comfort.

### BEDROOM THREE

8'2" x 7'3" (2.50 x 2.21)

A well-proportioned single bedroom positioned at the front of the property, featuring a neutral carpet, radiator, and fresh neutral décor. A uPVC window allows for ample natural light, while the built-in storage/wardrobe maximizes space and functionality.

### BATHROOM

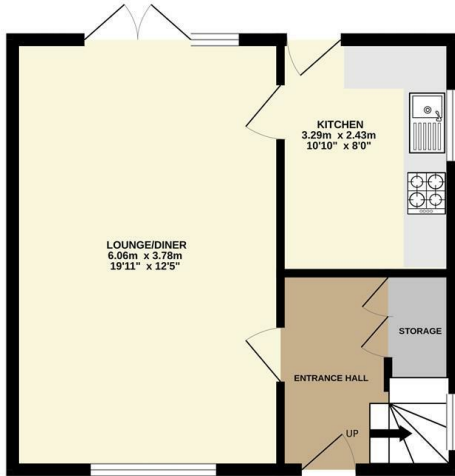
6'9" x 6'1" (2.08 x 1.87)

A stylish, fully tiled bathroom featuring a modern shaped shower bath with a glass screen, chrome shower, and matching chrome mixer tap. The sleek gloss vanity unit houses a sink with a chrome waterfall tap, complemented by a low-flush WC. A wall-mounted radiator provides warmth, while a uPVC frosted window ensures privacy and natural light.

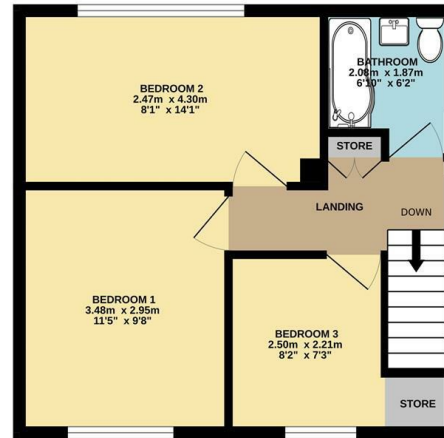
### EXTERNAL

To the rear is a generously sized, south-west-facing, enclosed garden, perfect for families. Thoughtfully landscaped, it features low-maintenance astro turf, a patio area, and a raised sleeper bed. A stylish pagoda with a tiled roof offers a shaded retreat, while additional space is available for a shed. To the front is lawn and driveway for two cars, with potential for additional driveway if required.

GROUND FLOOR  
37.6 sq.m. (405 sq.ft.) approx.

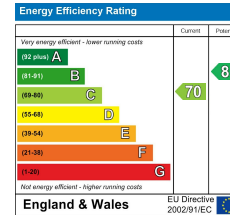


1ST FLOOR  
36.1 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA : 73.7 sq.m. (793 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GENERAL INFORMATION**  
Tenure: FREEHOLD  
Council Tax Band-B  
Gas Central Heating - Combi Boiler  
uPVC Double Glazing  
EPC - TBC  
Total Floor Area- 793.00 sq ft / 73.7 sq m

#### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

#### RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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