



Holmgate Road, Clay Cross, Chesterfield, Derbyshire S45 9PG

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£145,000

PINEWOOD



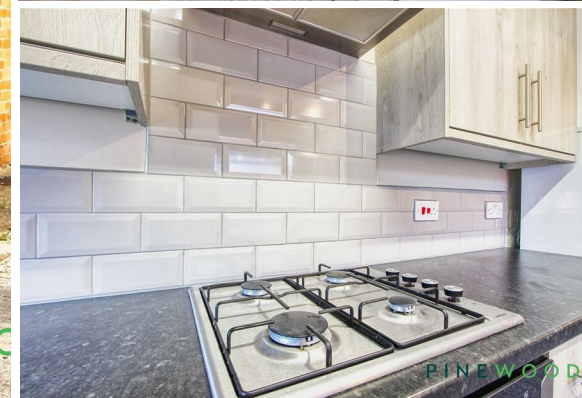


# Holmgate Road Clay Cross Chesterfield Derbyshire S45 9PG

**£145,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- NO CHIAN - IDEAL FOR THE FIRST TIME BUYER, INVESTOR OR THOSE LOOKING TO DOWNSIZE
- DRIVEWAY PARKING FOR 2/3 CARS - SINGLE GARAGE AND WORKSHOP - ON STREET PARKING IS ALSO AVAILABLE
- EXTENSIVE PLOT WITH LARGE GREEN GARDEN TO END OF PLOT OVERLOOKING FIELDS AND WOODLAND
  - TWO DOUBLE BEDROOMS
  - MODERN BATHROOM WITH WHITE SUITE AND P-SHAPED SHOWER BATH
  - OPEN PLAN KITCHEN DINING ROOM - INTEGRATED OVEN, HOB AND EXTRACTOR
  - SPACIOUS LOUNGE
- CLOSE TO THE PARK, SCHOOLS, AMENITIES AND TOWNS OF CLAY CROSS/ALFRETON AND CHESTERFIELD
  - EASY ACCESS TO MAIN COMMUTE, BUS ROUTES AND M1 MOTORWAY
  - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A







## NO CHAIN – IDEAL FOR THE FIRST TIME BUYER, INVESTOR OR THOSE LOOKING TO DOWNSIZE...

More than meets the eye... Set on an extensive plot, this charming home offers both space and potential. The property benefits from a well-proportioned rear garden, which includes a private enclosed patio courtyard — perfect for outdoor entertaining. A detached garage with an adjoining store/workshop offers the opportunity for conversion into a tandem garage or continued use as a workshop. Beyond, a lawn leads to a large grassed area with views of open fields and woodland, providing a peaceful retreat.

The open-plan kitchen and dining area form the heart of the home. The kitchen is fitted with a range of wall and base units, laminated worktops, alongside a 4-ring gas hob, integrated oven, extractor fan. The dining area features new carpet and a charming tiled fireplace with space for a wood-burning stove, making it an ideal space for a breakfast room or family dining. The lounge is a warm and welcoming space, featuring wood-effect laminate flooring, neutral painted décor, and a stylish feature wallpaper wall.

Bedroom One is a generously sized front-facing double room, complete with built-in storage cupboard provides convenient storage space, with plenty of room for wardrobes and additional furniture. Bedroom Two is a rear-facing double room, offering a peaceful retreat with carpeted flooring, neutral painted décor, the uPVC window offers views of the rear garden.

The modern bathroom is fully tiled, featuring a modern P-shaped spa shower bath with a curved glass screen and chrome rain-head shower. Additional fittings include a low-flush WC, a wall-mounted radiator, and a pedestal hand basin.

This property offers fantastic potential both inside and out, with plenty of scope for personalisation and future improvements. Situated in a tranquil location, located close to the park, amenities of Clay Cross and easy access to the M1 Motorway and main commuter/bus routes.

### \*\*VIDEO TOUR\*

#### LOUNGE

13'2" x 12'2" (4.02 x 3.71)

The lounge offers a welcoming and well-presented living space, featuring wood-effect laminate flooring and tasteful painted décor, complemented by a stylish feature wallpapered wall. A uPVC window provides natural light, while a matching uPVC door offers access to the front. Additional features include a wall-mounted radiator and a built-in storage cupboard housing the utility meters — combining practicality with comfort.

#### KITCHEN AREA

13'3" x 13'0" (4.06 x 3.97)

The kitchen is fitted with a range of wall and base units with laminated worktops, complemented by tiled splashbacks. It features a 4-ring gas hob with integrated oven and extractor fan, along with a 1.5 bowl composite sink and chrome mixer tap set beneath a uPVC window. Additional highlights include fitted drawers, carpeted flooring, and space for a tall fridge freezer — offering both practicality and potential.

#### DINING AREA

13'0" x 12'2" (3.97 x 3.71)

The dining area is open plan to the kitchen, making it an ideal space for a breakfast room or relaxed family dining. It features newly fitted carpet and a charming tiled fireplace with space and flue provision for a wood-burning stove, adding character and warmth to the room. Finished with painted décor, inset spotlights, a uPVC window allowing in natural light, and a wall-mounted radiator, this inviting space perfectly complements the adjoining kitchen.

#### BEDROOM ONE

13'0" x 12'2" (3.97 x 3.71)

Bedroom One is a spacious front-facing double room, featuring carpeted flooring, a uPVC window providing ample natural light, and a wall-mounted radiator for year-round comfort. The room also benefits from a built-in storage cupboard and offers plenty of space for additional freestanding wardrobes or furniture.

#### BEDROOM TWO

13'9" x 8'11" (4.20 x 2.73)

Bedroom Two is a rear-facing double room, finished with neutral painted décor and fitted carpet. A uPVC window overlooks the garden, while a wall-mounted radiator ensures comfort throughout the seasons — making this a bright and versatile space ideal for guests, children, or a home office.

#### BATHROOM

9'11" x 6'11" (3.03 x 2.11)

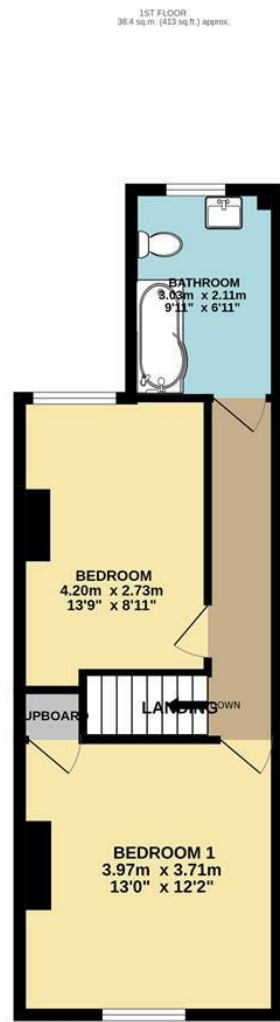
The bathroom is stylishly appointed with tiled-effect vinyl flooring and full-height tiling throughout. It features a modern P-shaped spa shower bath with a curved glass screen and a chrome rain-head shower for a luxurious feel. Additional fittings include a low-flush WC, a wall-mounted radiator, and a frosted uPVC window providing natural light while maintaining privacy.

#### GARAGE/WORKSHOP

30'6" x 7'8" (9.32 x 2.35)

The Garage is 5.60m x 2.35m and the workshop to the rear is 3.72m x 2.35m, this could be made into a double tandem garage, with





TOTAL FLOOR AREA: 104.3 sq.m. (1122 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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**EXTERIOR**

Set on an extensive plot, this property boasts a generously sized rear garden offering a variety of outdoor spaces. Immediately to the rear is a private, enclosed patio courtyard — perfect for entertaining — which leads to a detached garage complete with an adjoining store/workshop. This versatile space offers potential for conversion into a tandem garage or continued use as a workshop. Beyond, a well-maintained lawn opens up to a substantial grassed area at the bottom of the plot, enjoying picturesque views over open fields and woodland — ideal for those seeking both space and scenic surroundings. To the front and the side of the property is driveway for 2/3 cars (please note access required by neighbours)

#### GENERAL INFORMATION

Tenure: Freehold  
Total Floor Area House - 886.00 sq ft / 82.4 sq m  
Total Floor Area Garage/Workshop - 236.00 sq ft / 21.9 sq m  
Council Tax Band A  
EPC Rated C  
uPVC Double Glazing  
Gas Central Heating - Combi Boiler

#### RESERVATION AGREEMENT MAY BE AVAILABLE

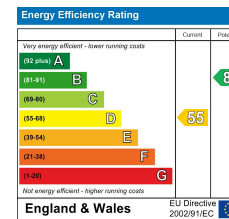
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against 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.

#### 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



Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

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