



Copenhagen Road, Clay Cross, Chesterfield, Derbyshire S45 9JF

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£149,000

P I N E W O O D



# Copenhagen Road Clay Cross Chesterfield Derbyshire S45 9JF

## £149,000

**2 bedrooms  
1 bathrooms  
1 receptions**

- NO CHAIN - IDEAL FOR THE FIRST TIME BUYER - INVESTORS OR THOSE LOOKING TO DOWNSIZE
- POPULAR RESIDENTIAL ESTATE - CLOSE TO THE AMENITIES OF CLAY CROSS
- EASY ACCESS TO THE M1 MOTORWAY JUNCT 29 AND MAIN COMMUTER ROUTES
  - DRIVEWAY PARKING FOR TWO CARS
  - ENCLOSED AND EASY MAINTENANCE REAR GARDEN
  - KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
  - STYLISH BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - HIGH QUALITY COMPOSITE FRONT AND REAR DOORS - COUNCIL TAX BAND B
- UNDER COUNTER FRIDGE AND WASHING MACHINE INCLUDED IN THE SALE
- 10 YEARS REMAINING ON THE FIT SCHEME GENERATION TARIFF - CURRENT COST 74.37P PER KWH. ESTIMATED ANNUAL GENERATION 1648 KWH RESULTING IN APPROX £1000 PER YEAR INCOME TO OWNER



PINEWOOD

NO CHAIN - IDEAL FOR THE FIRST TIME BUYERS, INVESTORS AND THOSE  
LOOKING TO DOWNSIZE

Nestled in this popular residential estate in Clay Cross, Chesterfield, this delightful mid-town house on Copenhagen Road offers a perfect blend of comfort and convenience. Spanning an inviting 597 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

The kitchen diner is well equipped with an oven, hob and extractor, with space for a dining table and access to the rear garden, enhancing the flow.

Upstairs the house comprises two bedrooms, a double with built in wardrobes and the second bedroom also has built in wardrobes and drawers, the perfect dressing room, guest bedroom or ideal study,

The stylish bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines with a white suite and shower over bath.

One of the standout features of this property is the provision for driveway parking, accommodating up to two vehicles. The rear garden is easy maintenance with circular lawn, patio and shed. This added convenience enhances the appeal of the home, making it suitable for those who value accessibility and ease of living.

Situated in a friendly neighbourhood, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for anyone looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a rental opportunity, this mid-town house presents a wonderful chance to enjoy a comfortable lifestyle in Derbyshire.

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

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

#### Lounge

14'6" x 11'9" (4.42 x 3.60)

A generously sized and inviting lounge, featuring neutral fitted carpet and neutral painted décor. The space is enhanced by two wall-mounted radiators and a large uPVC window that allows for plenty of natural light. Additional benefits include useful under-stairs storage.

#### Kitchen/Diner

10'0" x 11'10" (3.05m x 3.60m)

The modern kitchen/diner is thoughtfully laid out with ample laminated work surfaces with sink and mixer tap and an array of storage cupboards finished in a light wood effect. It includes integrated appliances such as a four ring gas hob, oven and extractor, with space/plumbing for a washing machine and an under counter fridge. A door opens to the rear garden, offering convenience and easy access to outdoor space.

#### Bedroom 1

12'9" x 11'10" (3.88m x 3.60m)

Bedroom 1 is a generous double room with plenty of natural light from a large uPVC window. It includes a radiator, built-in wardrobes and a built in airing cupboard, providing practical storage solutions within a calm and neutral setting.

#### Bedroom 2

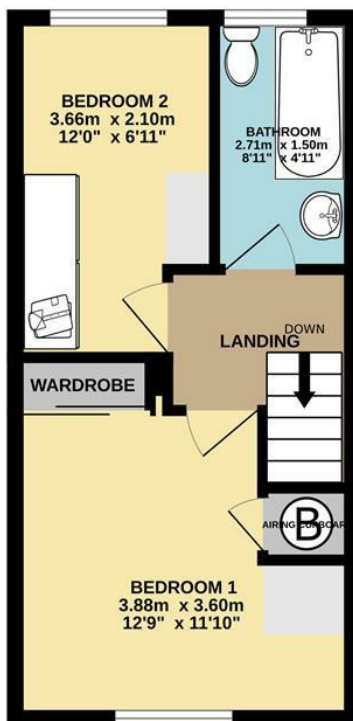
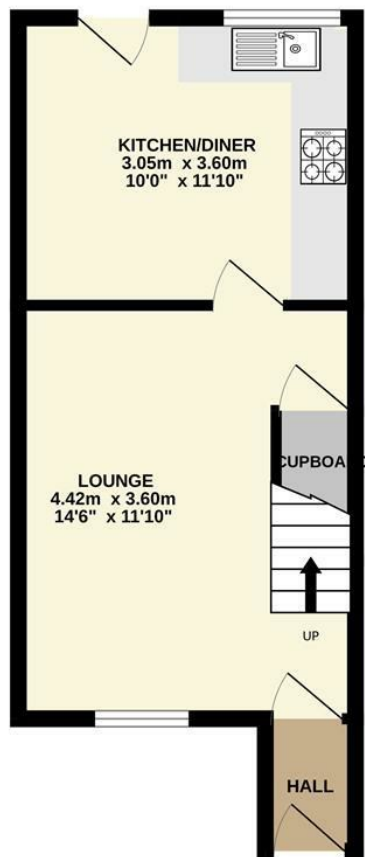
12'0" x 6'11" (3.66m x 2.10m)

Bedroom 2 is a bright and cosy space, ideal for a single occupant or as a study. It benefits from a uPVC window that fills the room with natural light and is a comfortable size for various uses, ideal for use as a dressing room, nursery, study etc.



GROUND FLOOR  
28.5 sq.m. (307 sq.ft.) approx.

1ST FLOOR  
27.0 sq.m. (290 sq.ft.) approx.



TOTAL FLOOR AREA : 55.5 sq.m. (597 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Bathroom

8'10" x 4'11" (2.71 x 1.50)

The stylish part tiled bathroom is fitted with vinyl flooring and a frosted uPVC window, features a radiator, extractor fan, and painted décor. Includes a low-flush WC, a pedestal washbasin with chrome taps, and a shower with chrome fittings.

### Rear Garden

The rear garden is a private and low-maintenance outdoor space, featuring a neatly paved patio area and a circular lawn bordered by gravel. It is enclosed with timber fencing and includes a garden shed, perfect for storage or hobbies.

### Front Exterior

The front exterior presents a neat and welcoming frontage with a paved driveway providing off-road parking for two cars. The brick-built façade is complemented by a covered porch and the front door, offering a practical and pleasant entrance to the home.

### General Information

Gas Central Heating  
Solar Panels  
uPVC Double Glazing  
Council Tax Band B  
Tenure - Freehold  
EPC Rated - TBC  
Shed included in the sale

### Disclaimer

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

### 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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**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



**PINEWOOD**