



Kenning Place, Clay Cross, Chesterfield, Derbyshire S45 9FG

 4  2  1  EPC **B**

Best Offers Around £300,000 **PINEWOOD**



Kenning Place Clay Cross Chesterfield Derbyshire S45 9FG



Best Offers Around

££££££

4 bedrooms
2 bathrooms
1 receptions

- Freehold - Council Tax Band: D
- Spacious 4-bedroom house
- Detached with modern design
 - Two stylish bathrooms
- Generous reception room
 - Located in Clay Cross
 - Close to local amenities
- Easy access to Chesterfield
 - Ideal family home
- Combi boiler and Double glazing





Nestled in the charming area of Kenning Place, Clay Cross, this delightful detached house offers a perfect blend of comfort and modern living. With a generous space of 1,335 square feet, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining. The heart of the home is undoubtedly the kitchen area, which features fantastic facilities designed for both functionality and style. Whether you are a culinary enthusiast or simply enjoy casual dining, this kitchen is sure to impress with its modern appliances and ample workspace.

The property also includes two well-appointed bathrooms, ensuring convenience for all residents. Outside, you will find parking space for up to three vehicles, a valuable asset in today's busy world.

Located in the picturesque town of Chesterfield, Derbyshire, this home is not only a sanctuary but also a gateway to the local community, with amenities and transport links within easy reach. This property is a wonderful opportunity for those looking to settle in a peaceful yet accessible area. Don't miss the chance to make this lovely house your new home.

****Video Tour Available, take a look around!****

****Contact Pinewood Properties for more information or to book a viewing****

Entrance Hall

The entrance hall is presented with light wood-effect flooring and a bright, welcoming atmosphere. It provides access to the integral garage, a conveniently located downstairs WC, and leads directly into the sitting/dining room and kitchen, with stairs ascending to the first floor.

Sitting/Dining Room

10'10" x 24'7" (3.29m x 7.49m)

This spacious sitting and dining room extends to a generous length, featuring a large window and French doors that flood the room with natural light. Neutral carpeting and crisp white walls provide a fresh and versatile backdrop.

Kitchen

11'6" x 7'1" (3.50m x 2.16m)

The kitchen is well-appointed with a modern range of cupboards and drawers in a neutral tone, complemented by light work surfaces and wood-effect flooring. It is fitted with a built-in oven, a separate gas hob with a stainless steel splashback and extractor above, and a double stainless steel sink beneath a window overlooking the side. A door leads into the utility room for added convenience.

Utility Room

5'1" x 5'3" (1.54m x 1.59m)

The utility room offers practical space for laundry appliances, with fitted units above and a door providing external access to the side of the property. The room is finished with the same wood-effect flooring for continuity and practicality.

Downstairs WC

The downstairs WC is compact yet functional, featuring a modern white suite with a toilet and pedestal basin. The walls are finished in a bold blue tone contrasted by light wood-effect flooring, adding a splash of colour to the space.

Bedroom 1

14'4" x 10'5" (4.38m x 3.17m)

Bedroom 1 is a generous double room featuring a large window that fills the space with natural light. It includes built-in wardrobes for storage and benefits from a private ensuite bathroom. The room is decorated in soft neutral tones with a splash of subtle panelling on one wall, creating a calm and restful atmosphere.

Ensuite

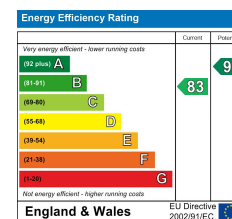
4'7" x 8'0" (1.39m x 2.45m)

The ensuite shower room adjoining Bedroom 1 is fitted with a fully tiled shower cubicle, a toilet, and a pedestal basin. A window allows for natural light and ventilation, while modern neutral tiles create a fresh and clean finish.

Bedroom 2

14'2" x 9'11" (4.32m x 3.03m)

Bedroom 2 enjoys a large double aspect with two windows allowing plenty of daylight. It also features built-in wardrobe units, offering ample storage. The neutral décor lends itself well to personal styling and comfort.



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Bedroom 3

12'0" x 8'10" (3.66m x 2.69m)

Bedroom 3 is a comfortable double room with a window looking out to the side. It includes fitted wardrobes for practical storage and is decorated in neutral shades, providing a flexible space for a variety of uses.

Bedroom 4 / Study

12'0" x 6'2" (3.67m x 1.89m)

Bedroom 4, which can also be used as a study, is a smaller room with a window bringing in natural light. This room is ideal for a home office or a single bedroom, offering versatility. It is neutrally decorated with simple furnishings.

Bathroom

8'6" x 8'11" (2.58m x 2.72m)

The family bathroom is fitted with a bath, separate shower cubicle, toilet, and pedestal basin. Neutral tiling throughout gives it a fresh, clean look, and a window provides natural light and ventilation.

Exterior

The front exterior of the property reveals a modern, red-brick semi-detached home with a pitched tiled roof and a large integral garage with a black up-and-over door. A neat lawn and driveway provide parking space, while the entrance is sheltered by a small canopy above the door. The windows are modern and well-positioned, adding to the contemporary appeal.

The rear garden is a generous enclosed space with a large lawn bordered by fenced boundaries. A paved patio area immediately outside the back of the house provides a pleasant spot for outdoor dining and relaxation. The garden is well-maintained and ideal for both families and entertaining.

General Information

Total Floor Area: 124.1 sq.m. (1335 sq.ft) Approx

EPC: B

Council Tax Band: D

Combi Boiler

Double Glazing

Integrated appliances: Fridge Freezer, Oven, Dishwasher

Improvements added within the last year: Patio in the garden

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

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.

Mortgage Advice

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details