



Clay Terrace, Clay Cross, Chesterfield, Deryshire S45 9UD

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 EPC

B

£270,000

PINEWOOD



Clay Terrace Clay Cross Chesterfield Deryshire S45 9UD

£270,000

**3 bedrooms
2 bathrooms
1 receptions**

- Stunning Family Home - Built in 2023 - Remainder of the New Build Warranty
 - Driveway Parking for Two Cars to the Side of the Property
 - Enclosed Landscaped Rear Family Sized Garden with Lawn and Patio
 - Ground Floor WC - Family Bathroom and En suite Shower Room
- Open Plan Kitchen/Dining/Living Room with uPVC Doors to the Rear Garden and Built in Storage
- Integrated AEG Appliances Including a Five Ring Gas Hob, Extractor, High Level Oven, Grill, Fridge, Freezer, Dishwasher and Washing Machine
- Popular Residential Estate in the Heart of Clay Cross with all its Amenities
- Easy Access to the Towns of Chesterfield and Alfreton and the M1 Motorway Junct 29
- Two Double Bedrooms and One Single - Built in Wardrobes to Principal Bedroom - Plenty of Space for Additional Furniture
- Gas Central Heating (Combi Boiler), Composite Front Door and uPVC Double Glazing



A beautifully presented, modern semi-detached home, built in 2023 and still benefiting from the remainder of its New Build Warranty. Situated on a popular residential estate in the heart of Clay Cross, this property offers excellent access to local amenities, as well as the towns of Chesterfield and Alfreton, and the M1 motorway (Junction 29).

The ground floor comprises a welcoming entrance, a convenient WC, and an impressive open-plan kitchen/dining/living area with uPVC doors opening onto the landscaped rear garden. The kitchen is fitted with integrated AEG appliances including a five-ring gas hob, extractor, high-level oven and grill, fridge, freezer, dishwasher, and washing machine, along with built-in storage, creating a practical and stylish space for family living and entertaining.

Upstairs on the first floor the home offers a double bedroom, plus a single bedroom and a family bathroom. The second floor comprises the principal bedroom with built-in wardrobes and an en-suite shower room. All rooms are thoughtfully designed with plenty of space for additional furniture.

The property benefits from gas central heating (combi boiler), uPVC double glazing. Externally, there is driveway parking for two cars to the side and an enclosed, landscaped rear garden with lawn and patio, perfect for families.

Video Tour Available - Take a Look Around

PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

ENTRANCE HALL/STAIRS AND LANDING

The entrance hallway, stairs and landing are finished with stylish grey wood laminate flooring, complemented by a radiator and neutral painted décor. A composite front door provides a modern and secure entrance to the home, while the staircase is fitted with soft grey carpeting leading to the first-floor landing. The landing itself continues the well-presented theme, benefiting from an additional radiator and a UPVC window allowing natural light to flow through the space and stairs lead to the second floor.

KITCHEN/DINING LIVING ROOM

31'2" x 13'7" (9.50 x 4.16)

This spacious open plan room is finished with contemporary grey wood laminate flooring and neutral painted décor, creating a stylish and practical family space. The kitchen is fitted with an attractive range of grey shaker-style wall and base units with soft-close drawers, complemented by tiled splashbacks and under-unit lighting. Integrated AEG appliances include a five-ring gas hob with extractor above, high-level oven with separate grill, pull-out larder cupboard, integrated fridge, three-drawer freezer and dishwasher. The room is well lit with inset spotlights and benefits from two skylights, enhancing the sense of space and natural light. Additional features include built in storage cupboard, two radiators, UPVC windows, and impressive full-length windows with UPVC doors opening directly onto the rear garden, making this an ideal space for both everyday living and entertaining.

GROUND FLOOR WC

5'6" x 2'9" (1.68 x 0.84)

The downstairs WC is finished with grey wood laminate flooring and features a UPVC window providing natural light. Fitted with a pedestal wash hand basin with chrome mixer tap and tiled surrounds, along with a low-flush WC, the room is further enhanced by a radiator and stylish wallpapered décor.

BEDROOM TWO

12'9" x 9'6" (3.90 x 2.92)

Bedroom Two is a generous rear-facing double room, finished with fitted grey carpet and benefiting from a radiator and UPVC window, allowing plenty of natural light into the space.

BEDROOM THREE

9'4" x 6'4" (2.85 x 1.95)

Bedroom Three is a front-facing single room, featuring fitted grey carpet, a radiator, and neutral painted décor. A UPVC window allows natural light to brighten the space, making it a comfortable and versatile room.

FAMILY BATHROOM

6'8" x 6'4" (2.05 x 1.95)

The family bathroom is finished with tiled flooring and complemented by painted décor and fully tiled surrounds. The suite comprises a low-flush WC, a wall-mounted wash hand basin with chrome mixer tap, and a bath with chrome mixer tap. Additional features include inset spotlights and a UPVC frosted window providing natural light while maintaining privacy.

BEDROOM ONE

19'8" x 12'4" (6.00 x 3.77)

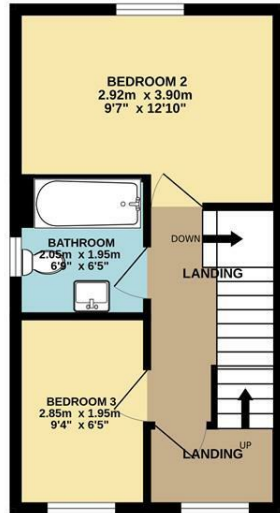
The principal bedroom is located on the second floor and is a spacious double room, finished with grey carpeting and tasteful painted décor. The room benefits from two radiators, built-in wardrobes providing excellent storage, and skylights which allow an abundance of natural light to fill the space, creating a bright and comfortable retreat. Access into the en suite shower room.



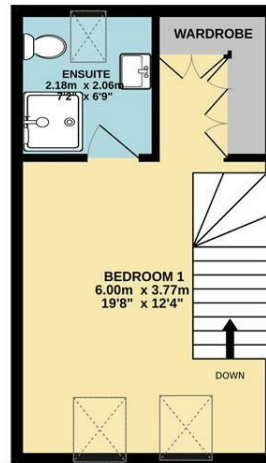
GROUND FLOOR
39.5 sq.m. (425 sq.ft.) approx.



FIRST FLOOR
28.7 sq.m. (309 sq.ft.) approx.

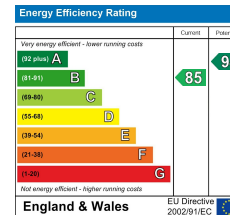


1ST FLOOR
25.1 sq.m. (270 sq.ft.) approx.



TOTAL FLOOR AREA : 93.2 sq.m. (1004 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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ENSUITE SHOWER ROOM TO BEDROOM ONE

7'1" x 6'9" (2.18 x 2.06)

The en-suite shower room is beautifully finished with tiled flooring and painted décor, complemented by inset spotlights and a skylight that floods the space with natural light. The suite includes a low-flush WC, a corner shower cubicle with a chrome mixer shower, and a wall-mounted wash hand basin with chrome mixer tap. A wall-mounted chrome towel radiator completes the room, combining style and practicality.

EXTERIOR

The property benefits from a side driveway providing off-road parking for two vehicles. To the rear is an enclosed, landscaped garden featuring a patio seating area and a well-maintained lawn, offering an ideal outdoor space for relaxation and entertaining.

GENERAL INFORMATION

EPC Rated B

Council Tax Band: B - Neddc

Total Floor Area: 1004.00 sq ft / 93.2 sq m

uPVC Double Glazing

Gas Central Heating - Combi Boiler

Loft - Lighting

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.

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

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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