



18 COLLIERS WAY
Clay Cross, S45 9PZ
£275,000

A delightfully spacious detached family home, situated at the head of a quiet cul-de-sac, within easy reach of the excellent local amenities at Clay Cross. The accommodation offers: three bedrooms, master with en suite; family bathroom; spacious sitting room; dining room with conservatory off; and breakfast kitchen. There is an integral garage, driveway providing off-road parking, and gardens to the front and rear. The property is ideal for extension subject to planning consent.

Clay Cross offers excellent local amenities with a variety of shops, pubs, restaurants, and health care services. Situated on the A61 within easy reach of the towns of Chesterfield and Alfreton, surrounded by open countryside with the cities of Nottingham and Derby within easy commuting distance. There is good access to the M1 motorway.



Entering the property via a fully-glazed entrance door, which opens to:

RECEPTION HALLWAY

Having a staircase rising to the upper floor accommodation, central heating radiator, and doors opening to:

GROUND FLOOR WC

With a front-aspect double-glazed window with obscured glass, and suite with: semi-countertop wash hand basin, and close-coupled WC. There is a central heating radiator.

SITTING ROOM

A spacious sitting room with a front-aspect double-glazed bay window overlooking the cul-de-sac. The room has coving to the ceiling, and a feature fireplace with a marble insert and hearth housing a flame-effect electric fire. There are central heating radiators, television aerial point with satellite facility, and telephone point. An arched opening leads to:

DINING ROOM

The room has a central heating radiator, coving to the ceiling, and a panelled door leading to the kitchen. Sliding patio doors opening to:

CONSERVATORY

Constructed in timber with double-glazed panels set upon a dwarf wall, with a polycarbonate roof, and a pair of double-glazed doors opening onto the gardens to the rear of the property.

From the dining room, a panelled door opens to:



BREAKFAST KITCHEN

An L-shaped kitchen with rear-aspect windows and sliding patio doors opening onto the gardens. The kitchen is fitted with a range of units, with cupboards and drawers beneath a roll-edged worksurface with a tile splashback. There are wall-mounted storage cupboards, a glass-fronted display cabinet, and open-display shelves. Set within the worksurface is a sink unit with mixer tap, and a Zanussi four-burner gas hob, over which is an extractor hood. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface there is space and connection for an under-worksurface fridge (the appliance currently installed is included in the sale). The room has central heating radiators and a space for a dining table. A door opens to a useful deep understairs storage cupboard, and a further door leads to:



UTILITY ROOM

Having a half-glazed entrance door opening on to the side of the property. There is a worksurface with storage cupboard beneath, having an inset sink with mixer tap. There is a larger style storage cupboard, and beneath the worksurface is space and connection for an automatic washing machine and tumble dryer (the appliances installed are included in the sale). Sited within the utility room is the Ideal gas-fired boiler, which provides hot water and central heating to the property. There is a central heating radiator.

From the hallway, the staircase rises to the first floor landing. The stairlift currently fitted on the stairs is available if required.

FIRST FLOOR LANDING

Having a side-aspect double-glazed window, loft access hatch, and doors opening to:



BEDROOM ONE

With front-aspect double-glazed windows, central heating radiator, and a television aerial point. A panelled door opens to:

EN SUITE SHOWER ROOM

With a side-aspect window with obscured glass, and suite with: tiled shower cubicle with mixer shower; semi-countertop wash hand basin with storage cupboard beneath; and concealed-cistern WC. There is a central heating radiator, extractor fan, and shaver light.

BEDROOM TWO

Having rear-aspect double-glazed windows overlooking the gardens. The room has a central heating radiator.

BEDROOM THREE

Having a front-aspect double-glazed window, central heating radiator, and a built-in storage cupboard over the head of the stairs.

FAMILY BATHROOM

With a rear-aspect double-glazed window with obscured glass, and suite with: panelled bath with mixer shower over; semi-countertop wash hand basin with storage cupboard beneath; and dual-flush concealed-cistern WC. There is a central heating radiator, extractor fan, and shaver light.

OUTSIDE

The property is approached via a block-paved driveway, providing off-road parking and giving access to the garage. To the front of the property is an area of garden, mainly laid to lawn, with borders stocked with ornamental shrubs. To the side of the property is an area of garden laid to lawn. A pathway leads to the rear of the property where there is an enclosed garden with a flagged terrace and decked seating area, where the doors open from the conservatory, beyond which is an area of lawn with borders stocked with ornamental shrubs. There is an aluminium greenhouse. The property has outside lighting on PIR sensors and an outside water supply.


GARAGE

Having an up-and-over vehicular-access door, power, and lighting.

SERVICES AND GENERAL INFORMATION

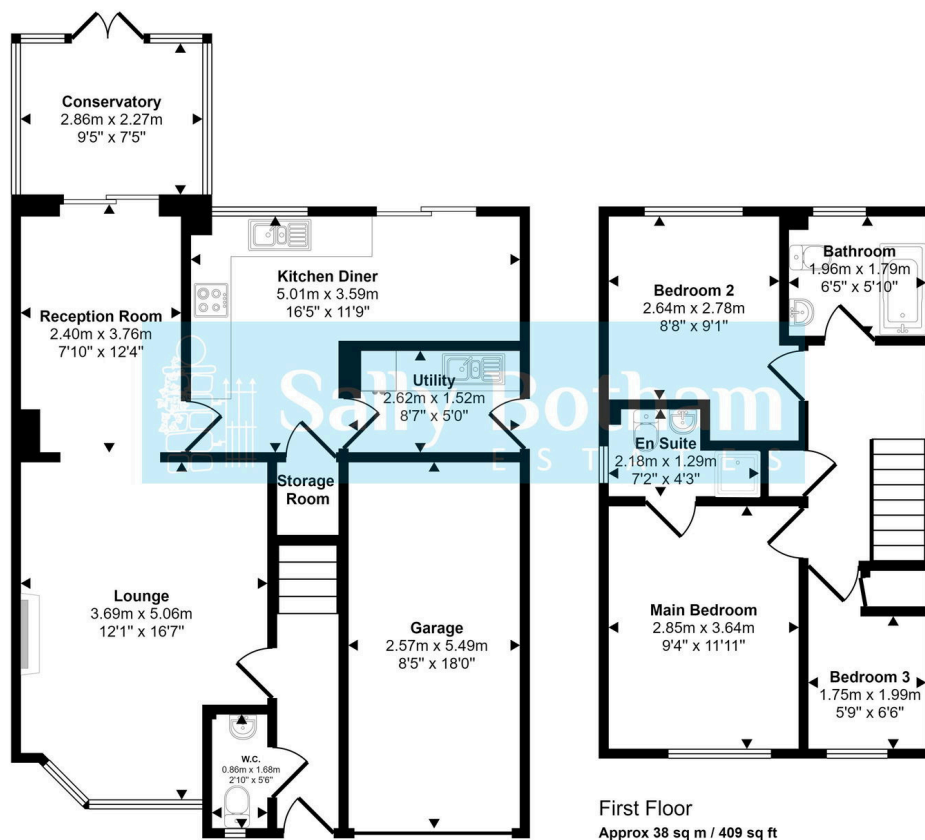
- All mains services are connected to the property.
- For Broadband speed please go to checker.ofcom.org.uk/en-gb/broadband-coverage
- For Mobile Phone coverage please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold
COUNCIL TAX BAND (Correct at time of publication) ‘C’

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approx Gross Internal Area
113 sq m / 1211 sq ft



Ground Floor
Approx 75 sq m / 802 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



DISCLAIMER
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

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