



Offers In The Region Of £365,000

- 4 Bedroomed executive house
- Utility room and Wc
- Well located for commuting to the M1
- Solid Granite worktops in the Kitchen and Utility room
- Off street parking for two cars
- Stunning kitchen diner with Bi fold doors
- Ideal family home
- Garage
- Enclosed garden with patio seating area
- Well prestend thoughtout

19 Stainsby Mill Crescent, Clay Cross S45 9UG

 4  3  1  B

Council Tax Band: D



Situated in a popular residential area of Clay Cross, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for growing families. Conveniently positioned close to a wide range of local amenities, reputable schools, supermarkets and leisure facilities, the property also benefits from excellent transport links to Chesterfield, Alfreton and the M1 motorway, making it ideal for commuters.

The accommodation opens into a welcoming entrance hallway with attractive LVT flooring, which continues throughout the hall, lounge and kitchen, creating a stylish and cohesive finish. The spacious lounge enjoys a feature bay window, allowing plenty of natural light to flood the room and creating a comfortable space to relax.

To the rear of the property is an impressive open-plan kitchen and dining area, fitted with a range of modern wall and base units, a central island with breakfast seating and ample space for family dining. Bi-fold doors open onto the enclosed rear garden, providing an excellent space for both everyday living and entertaining. A separate utility room and a convenient ground floor WC complete the downstairs accommodation.

The first floor offers four well-proportioned bedrooms, including a generous master bedroom with its own en-suite shower room. There are two further double bedrooms, a good-sized single bedroom and a modern family bathroom fitted with a white suite and separate shower enclosure.

Outside, the property benefits from off-road parking for two vehicles, an integral garage with power and lighting, and an enclosed rear garden that is mainly laid to lawn with a patio seating area, providing an ideal space for outdoor dining, entertaining and family life.

Clay Cross is a thriving Derbyshire town offering an excellent selection of shops, supermarkets, cafés, schools and healthcare facilities. The town is well served by local bus routes

The property is offered for sale as a freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	