



Pavillion Court, John Street, Clay Cross, Chesterfield, Derbyshire S45 9TJ

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£170,000

PINEWOOD



**Pavillion Court, John Street
Clay Cross
Chesterfield
Derbyshire
S45 9TJ**

£170,000

**3 bedrooms
1 bathrooms
1 receptions**

- Off Road Parking - One Allocated Space
- Spacious Living Room with French Doors Opening into the Rear Garden
 - Ground Floor Cloaks/WC
- Gardens to the Front and Rear - Rear Enclosed Landscaped Garden with Lawn and Patio
- Modern Kitchen/Diner with Integrated Oven, Hob and Extractor - Space for a Dining Table
 - Modern Family Bathroom with White Suite
- Principal Bedroom Suite to Second Floor with Space for Wardrobes, Additional Storage and Spacious En suite Shower Room
 - Double Bedroom and Single Bedroom to the First Floor
- Located in the Heart of the Town of Clay Cross and all its Amenities
- Easy Access to the Towns of Chesterfield, Alfreton and the M1 Motorway Junct 29



IN THE HEART OF THE TOWN.....PERFECT FOR THE FIRST TIME BUYERS OR INVESTORS.

A well presented three storey family sized mid-town house offering approximately 1,087 sq. ft. of well-planned accommodation, ideally suited to modern family living. The property benefits from three bedrooms, two bathrooms and an off road allocated parking space, with a thoughtfully designed layout that maximises both space and functionality throughout.

The ground floor comprises a welcoming entrance hall with cloakroom/WC, a fitted kitchen/diner complete with integrated oven, hob and extractor and space for a dining table, and a spacious living room with uPVC French doors opening onto the private rear garden.

To the first floor are two well-proportioned bedrooms and the family bathroom, while the second floor is dedicated to an impressive principal bedroom with plenty of space for wardrobes and spacious en-suite facilities, providing a private and tranquil retreat.

Externally, the property enjoys a private enclosed rear landscaped family sized garden featuring both lawn and patio areas, ideal for outdoor dining and enjoying the summer months. The home is conveniently located in the heart of the popular town of Clay Cross, within close proximity to a wide range of local amenities including shops, supermarkets, restaurants and public houses.

Excellent transport links are readily accessible, with Alfreton and Chesterfield towns and railway stations nearby, a variety of local bus routes, and easy access to the Peak District and the M1 motorway, making this an ideal choice for commuters. An internal viewing is highly recommended to fully appreciate this attractive home on John Street.

Video Tour Available - Take a Look Around

PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

ENTRANCE HALL/STAIRS AND LANDINGS

The entrance hall features wooden laminate flooring with painted décor, a radiator and a composite front door, creating a welcoming first impression. Carpeted stairs lead to the upper floors, with the first landing benefiting from a UPVC window and radiator, and a further landing also providing an additional radiator, ensuring the space is both bright and comfortably heated.

LIVING ROOM

14'1" x 12'11" (4.31 x 3.95)

The living room is a spacious and inviting area, featuring wood laminate flooring and painted décor throughout. A radiator provides comfort, while full-length UPVC windows and UPVC doors open directly onto the rear garden, allowing for an abundance of natural light and creating a seamless connection between indoor and outdoor living spaces.

KITCHEN DINER

16'4" x 7'11" (5.00 x 2.42)

The kitchen diner is fitted with wood-effect vinyl flooring and finished with painted décor, creating a bright and practical space. There is a UPVC window providing natural light and a radiator for comfort, along with wood-effect laminate work surfaces. The kitchen is well appointed with cream high-gloss drawers, wall and base units, tiled splashbacks, a stainless steel sink with chrome mixer tap, and space for a dining table. There is space and plumbing for a washing machine, along with space for a tall fridge freezer and a dishwasher, making this an ideal room for both everyday living and entertaining.

GROUND FLOOR WC

5'1" x 2'11" (1.56 x 0.90)

The ground floor WC is finished with painted décor and wood-effect laminate flooring, and is fitted with a radiator for comfort. The suite comprises a low flush WC and a pedestal wash hand basin with chrome taps, complemented by tiled surrounds and an extractor fan.

BEDROOM TWO

12'10" x 12'4" (3.93 x 3.78)

Bedroom two is a comfortably sized double room located at the rear of the property, featuring wood laminate flooring, painted décor, a radiator, and a UPVC window that fills the room with natural light

BEDROOM THREE

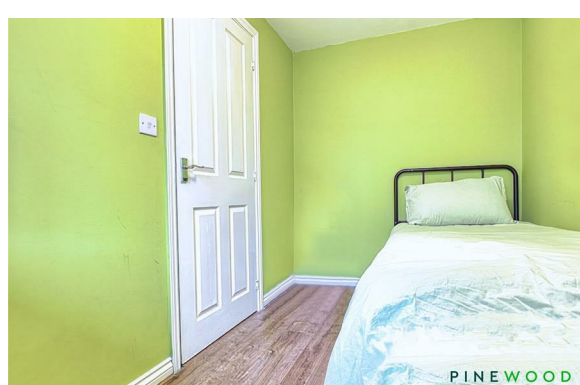
11'1" x 6'2" (3.40 x 1.89)

Bedroom three is a single room situated at the front of the property, featuring wood laminate flooring, painted décor, a radiator, and a UPVC window that allows plenty of natural light into the space.

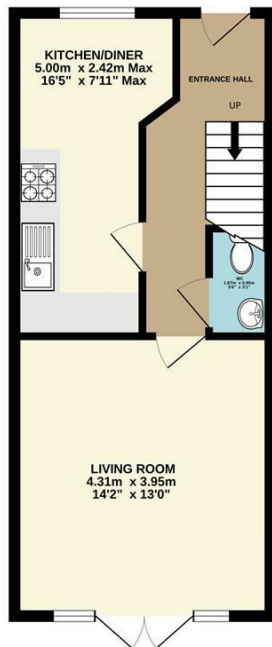
FAMILY BATHROOM

6'9" x 6'5" (2.07 x 1.98)

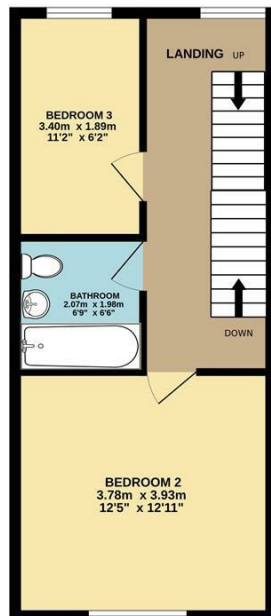
The family bathroom is finished with tiled-effect vinyl flooring and painted décor, and benefits from a radiator and extractor fan. The suite comprises a low flush WC, a panelled bath with tiled surrounds and chrome taps, and a pedestal wash hand basin with chrome taps, creating a clean and functional space.



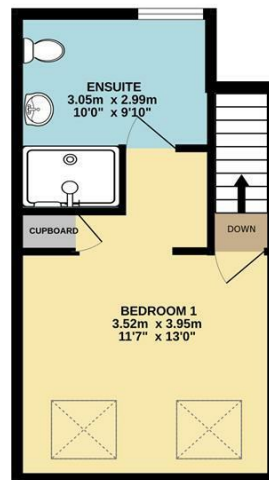
GROUND FLOOR
36.8 sq.m. (397 sq.ft.) approx.



1ST FLOOR
36.8 sq.m. (397 sq.ft.) approx.

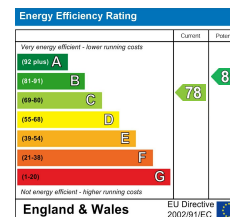


2ND FLOOR
27.3 sq.m. (294 sq.ft.) approx.



TOTAL FLOOR AREA : 101.0 sq.m. (1087 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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BEDROOM ONE

12'11" x 11'6" (3.95 x 3.52)

The principal bedroom occupies the entire second floor and is a generous double room, carpeted throughout with painted décor. It benefits from two UPVC windows providing abundant natural light, a built-in storage cupboard, and ample space for freestanding wardrobes, offering both comfort and practicality.

ENSUITE BEDROOM ONE

10'0" x 9'9" (3.05 x 2.99)

The spacious en-suite shower room is thoughtfully designed with painted décor, a radiator, and a UPVC frosted window for privacy. It features tiled-effect vinyl flooring, a low flush WC, a pedestal sink with chrome taps, and a shower cubicle with tiled surrounds. An extractor fan completes the practical and contemporary finish

EXTERIOR

To the exterior, the property benefits from a small front garden and an allocated parking space within a communal car park, with additional on-street parking available close by. The rear garden is fully enclosed with a fenced perimeter, featuring a lawn and two patio seating areas, providing a private and versatile outdoor space for relaxing or entertaining.

GENERAL INFORMATION

GAS CENTRAL HEATING - NEW COMBI BOILER 2025

UPVC DOUBLE GLAZING

TOTAL FLOOR AREA 1087.00 sq ft / 101.0 sq m

COUNCIL TAX BAND A - neddc

EPC RATED C

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.

MORTGAGE ADVICE

If you require mortgage advice then this can be provided by our sister company Bishop and Co Mortgages, please call us for more details

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.

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Clowne, S43 4JN
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