



6 Orchard Way, Clay Cross

£340,000 Freehold

Impressive four-bed detached home in quiet Clay Cross cul-de-sac. Open-plan kitchen diner, ensuite, landscaped garden, garage, parking, close to amenities and transport. Video tour available.

Council Tax band: D

Tenure: Freehold

Occupying a pleasant position within a quiet cul-de-sac on Orchards Way in Clay Cross, this impressive detached family home offers spacious and versatile accommodation, perfectly suited to modern family living.

Beautifully presented throughout, the property boasts four well-proportioned bedrooms, including a generous principal suite with ensuite shower room, alongside a contemporary family bathroom complete with both bath and separate shower enclosure. A convenient ground floor WC/cloakroom further enhances the practicality of the layout.

The heart of the home is the superb open-plan kitchen diner, thoughtfully designed for both everyday living and entertaining. Featuring a range of integrated appliances including a Neff five-ring hob, high-level oven, combination microwave oven, extractor, fridge, freezer and dishwasher, the space flows effortlessly into a dining area, creating a sociable and welcoming environment. A separate utility room provides space and plumbing for a washing machine and tumble dryer. The dual aspect living room is equally inviting, enjoying an abundance of natural light and a charming bay window.

Externally, the property continues to impress with a fantastic private enclosed rear garden, professionally landscaped to include porcelain patio seating areas and low-maintenance astro turf – ideal for outdoor dining and family enjoyment. To the front, a driveway provides parking for two vehicles and leads to a single brick-built garage, offering excellent storage, workshop potential or secure parking.

Ideally located close to the full range of amenities in Clay Cross, including shops, schools and transport links, the property also offers convenient access to Alfreton, the M1 motorway and main commuter routes, with the Peak District just a short drive away.

A stunning and adaptable family home in a highly desirable setting – early viewing is strongly recommended.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND



PINEWOOD



ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall is accessed via a secure composite front door and features a durable fitted entrance mat, tasteful painted décor and a radiator, creating a warm first impression. Stairs rise to the first floor with fitted carpet underfoot, while a useful built-in storage cupboard provides practical everyday storage. The first floor landing continues with fitted carpeting and painted décor, complemented by a uPVC window allowing for natural light. There is access to the loft space and additional built-in storage cupboards, offering excellent functionality for family living.

GROUND FLOOR WC

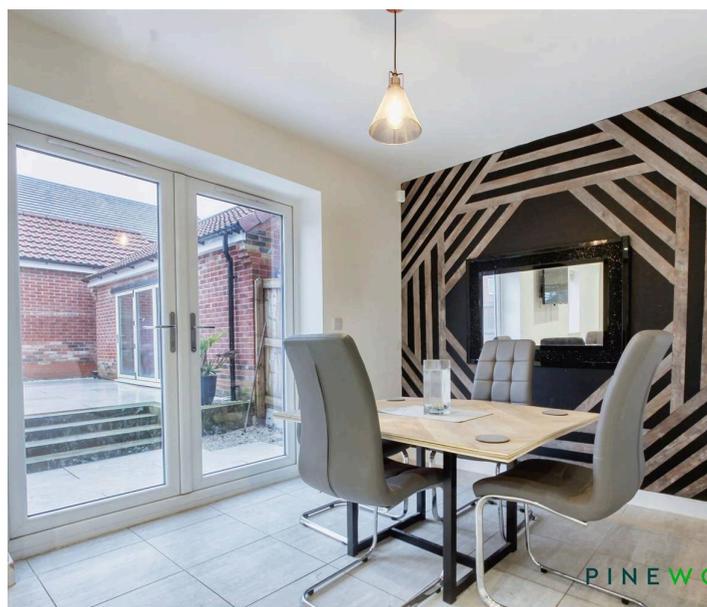
6' 0" x 3' 2" (1.83m x 0.96m)

The ground floor WC is stylishly appointed with a tiled floor and part tiled walls complemented by painted décor. It is fitted with a low flush WC and a contemporary wall-mounted hand wash basin with chrome mixer tap. A uPVC frosted window provides natural light and privacy, while a radiator ensures comfort throughout the year.

KITCHEN/DINING AREA

24' 7" x 14' 5" (7.50m x 4.40m)

The impressive kitchen diner forms the true heart of the home, offering a stylish and sociable space ideal for both everyday living and entertaining. Fitted with contemporary grey gloss soft-close units and drawers, complemented by laminated worktops and a breakfast bar, the room combines practicality with modern design. Tiled flooring runs throughout, while three uPVC windows and uPVC doors allow for an abundance of natural light and provide access to the rear garden. The kitchen is





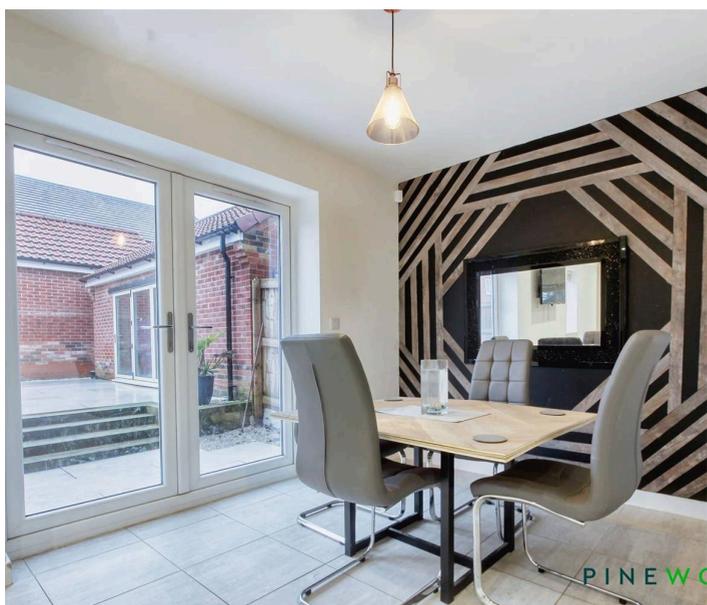
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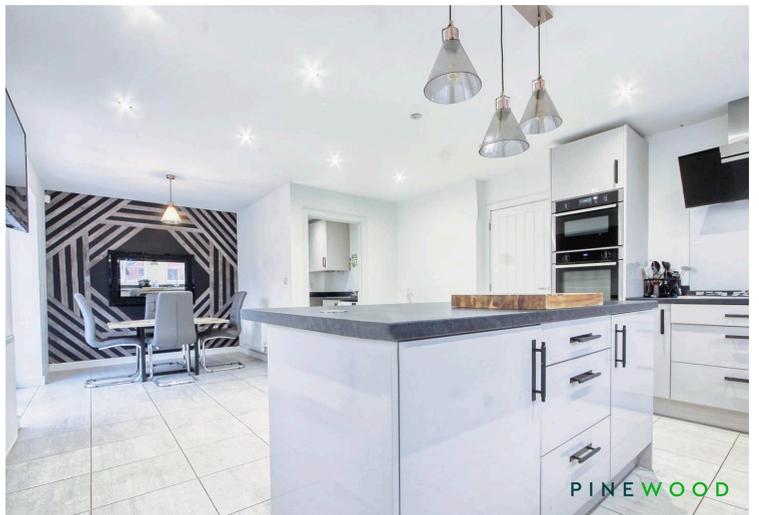
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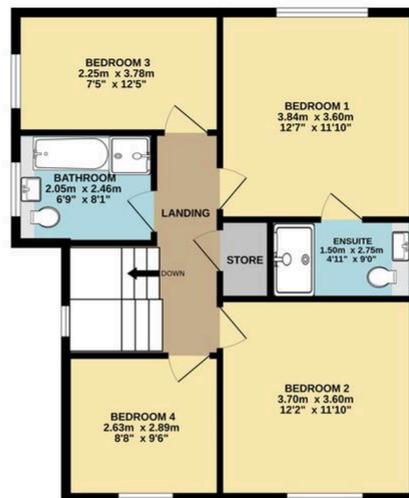
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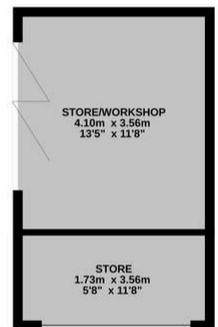
GROUND FLOOR
64.3 sq.m. (693 sq.ft.) approx.



1ST FLOOR
62.2 sq.m. (670 sq.ft.) approx.



SINGLE GARAGE
20.7 sq.m. (223 sq.ft.) approx.



TOTAL FLOOR AREA : 147.3 sq.m. (1586 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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You can include any text here. The text can be modified upon generating your brochure.

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Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

