



## 6 Kenning Place, Clay Cross

£300,000 Freehold

Spacious 4-bed detached house in Kenning Place, Clay Cross. Modern kitchen, 2 bathrooms, parking for 3 cars. Great location near amenities and transport. Video tour available.

Council Tax band: D

Tenure: Freehold

Nestled in the charming area of Kenning Place, Clay Cross, this delightful detached house offers a perfect blend of comfort and modern living. With a generous space of 1,335 square feet, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining. The heart of the home is undoubtedly the kitchen area, which features fantastic facilities designed for both functionality and style. Whether you are a culinary enthusiast or simply enjoy casual dining, this kitchen is sure to impress with its modern appliances and ample workspace.

The property also includes two well-appointed bathrooms, ensuring convenience for all residents. Outside, you will find parking space for up to three vehicles, a valuable asset in today's busy world.

Located in the picturesque town of Chesterfield, Derbyshire, this home is not only a sanctuary but also a gateway to the local community, with amenities and transport links within easy reach. This property is a wonderful opportunity for those looking to settle in a peaceful yet accessible area. Don't miss the chance to make this lovely house your new home.

**Video Tour Available, take a look around!**

**Contact Pinewood Properties for more information or to book a viewing**





### Entrance Hall

The entrance hall is presented with light wood-effect flooring and a bright, welcoming atmosphere. It provides access to the integral garage, a conveniently located downstairs WC, and leads directly into the sitting/dining room and kitchen, with stairs ascending to the first floor.

### Sitting/Dining Room

10' 10" x 24' 7" (3.29m x 7.49m)

This spacious sitting and dining room extends to a generous length, featuring a large window and French doors that flood the room with natural light. Neutral carpeting and crisp white walls provide a fresh and versatile backdrop.

### Kitchen

11' 6" x 7' 1" (3.50m x 2.16m)

The kitchen is well-appointed with a modern range of cupboards and drawers in a neutral tone, complemented by light work surfaces and wood-effect flooring. It is fitted with a built-in oven, a separate gas hob with a stainless steel splashback and extractor above, and a double stainless steel sink beneath a window overlooking the side. A door leads into the utility room for added convenience.

### Utility Room

5' 1" x 5' 3" (1.54m x 1.59m)

The utility room offers practical space for laundry appliances, with fitted units above and a door providing external access to the side of the property. The room is finished with the same wood-effect flooring for continuity and practicality.





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#### **Kitchen**

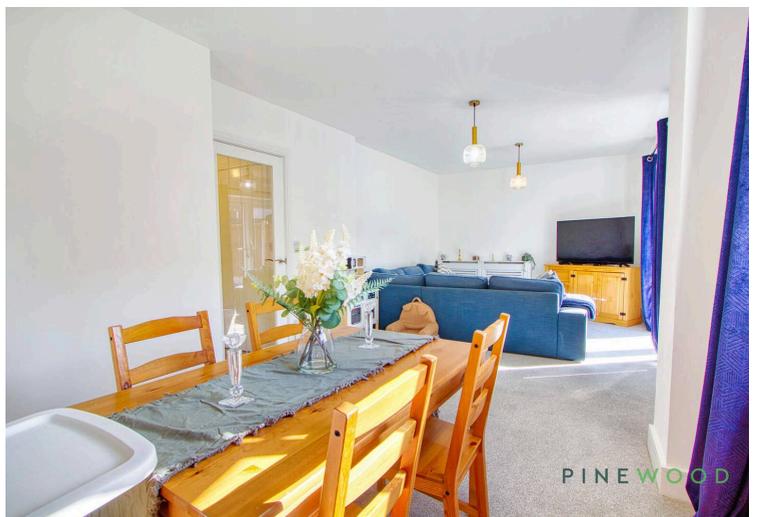
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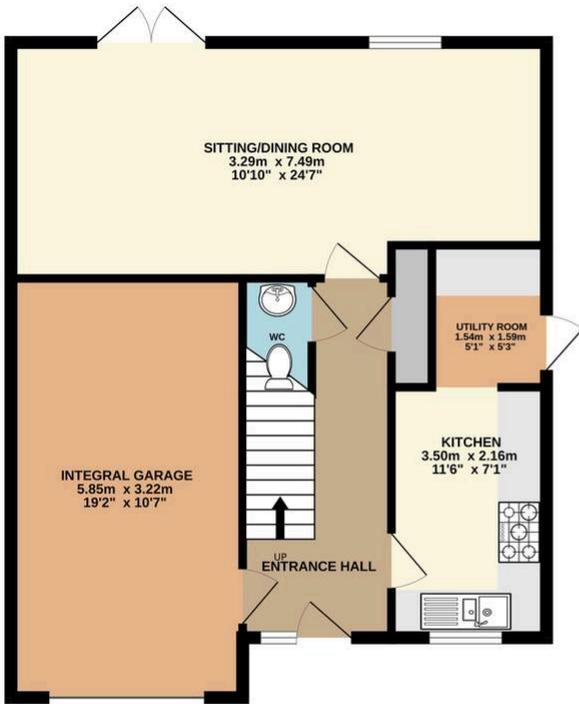
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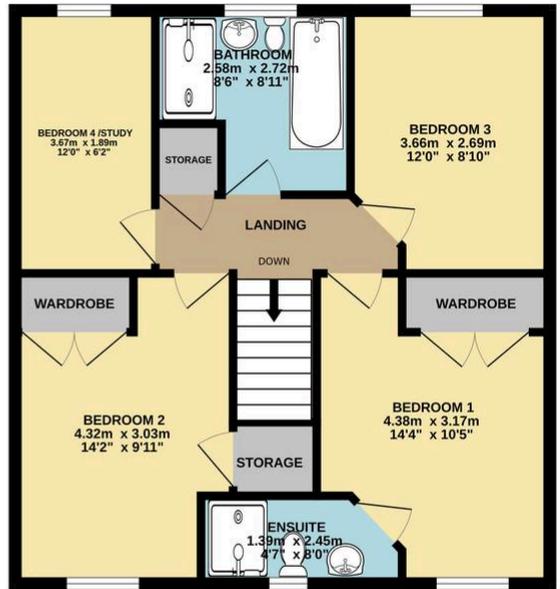
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GROUND FLOOR  
64.6 sq.m. (695 sq.ft.) approx.



1ST FLOOR  
59.5 sq.m. (640 sq.ft.) approx.



TOTAL FLOOR AREA : 124.1 sq.m. (1335 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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EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

