



## 12 Clay Terrace, Clay Cross

£270,000 Freehold

Modern 3-bed semi in Clay Cross, built 2023 with new build warranty. Open-plan living, integrated appliances, en-suite, driveway for 2 cars, landscaped garden, great transport links.

Council Tax band: B

Tenure: Freehold

## Stunning Semi-Detached Family Home – Built 2023 – Remainder of New Build Warranty

A beautifully presented, modern semi-detached home, built in 2023 and still benefiting from the remainder of its New Build Warranty. Situated on a popular residential estate in the heart of Clay Cross, this property offers excellent access to local amenities, as well as the towns of Chesterfield and Alfreton, and the M1 motorway (Junction 29).

The ground floor comprises a welcoming entrance, a convenient WC, and an impressive open-plan kitchen/dining/living area with uPVC doors opening onto the landscaped rear garden. The kitchen is fitted with integrated AEG appliances including a five-ring gas hob, extractor, high-level oven and grill, fridge, freezer, dishwasher, and washing machine, along with built-in storage, creating a practical and stylish space for family living and entertaining.

Upstairs on the first floor the home offers a double bedroom, plus a single bedroom and a family bathroom. The second floor comprises the principal bedroom with built-in wardrobes and an en-suite shower room. All rooms are thoughtfully designed with plenty of space for additional furniture.

The property benefits from gas central heating (combi boiler), uPVC double glazing. Externally, there is driveway parking for two cars to the side and an enclosed, landscaped rear garden with lawn and patio, perfect for families.

*Video Tour Available - Take a Look Around*

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### ENTRANCE HALL/STAIRS AND LANDING

The entrance hallway, stairs and landing are finished with stylish grey wood laminate flooring, complemented by a radiator and neutral painted décor. A composite front door provides a modern and secure entrance to the home, while the staircase is fitted with soft grey carpeting leading to the first-floor landing. The landing itself continues the well-presented theme, benefiting from an additional radiator and a UPVC window allowing natural light to flow through the space and stairs lead to the second floor.

### KITCHEN/DINING LIVING ROOM

31' 2" x 13' 8" (9.50m x 4.16m)

This spacious open plan room is finished with contemporary grey wood laminate flooring and neutral painted décor, creating a stylish and practical family space. The kitchen is fitted with an attractive range of grey shaker-style wall and base units with soft-close drawers, complemented by tiled splashbacks and under-unit lighting. Integrated AEG appliances include a five-ring gas hob with extractor above, high-level oven with separate grill, pull-out larder cupboard, integrated fridge, three-drawer freezer and dishwasher. The room is well lit with inset spotlights and benefits from two skylights, enhancing the sense of space and natural light. Additional features include built in storage cupboard, two radiators, UPVC windows, and impressive full-length windows with UPVC doors opening directly onto the rear garden, making this an ideal space for both everyday living and entertaining.

### GROUND FLOOR WC





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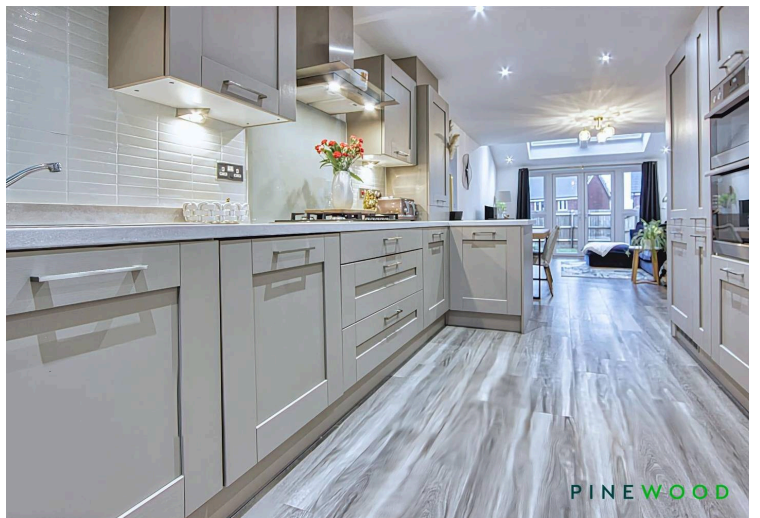
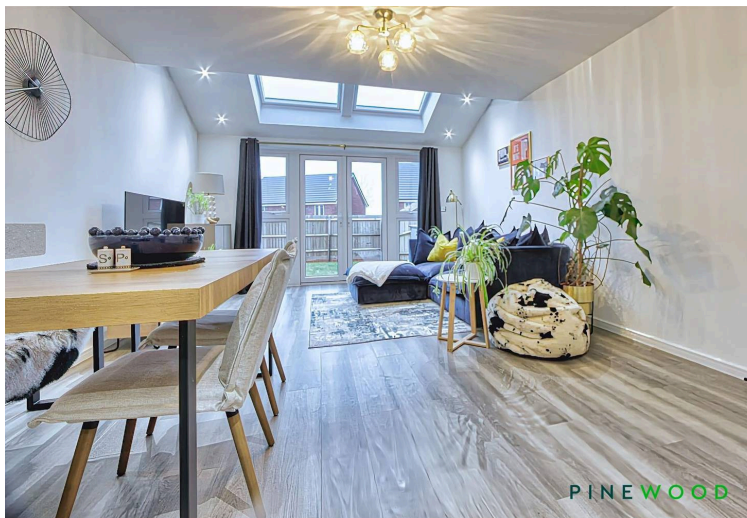
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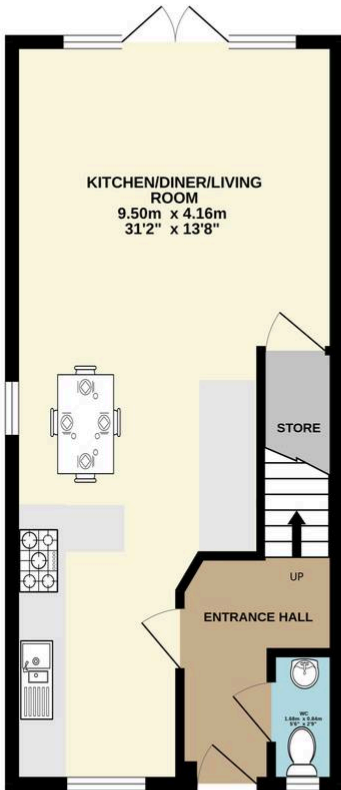
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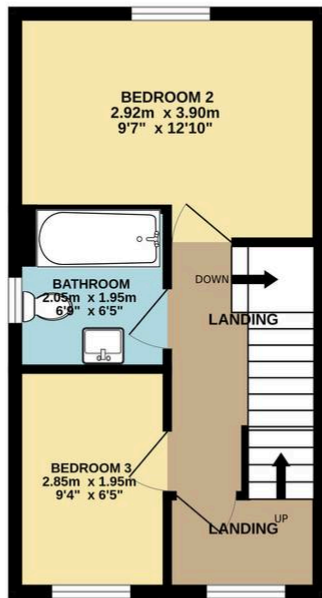
**GROUND FLOOR WC**



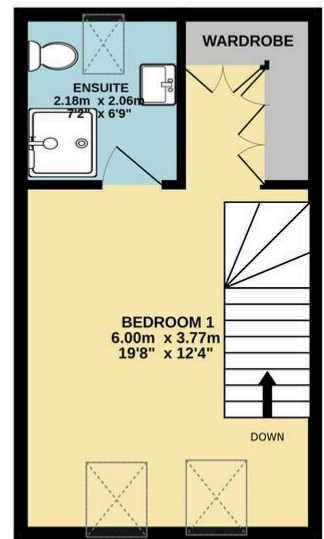
GROUND FLOOR  
39.5 sq.m. (425 sq.ft.) approx.



FIRST FLOOR  
28.7 sq.m. (309 sq.ft.) approx.



1ST FLOOR  
25.1 sq.m. (270 sq.ft.) approx.



TOTAL FLOOR AREA: 93.2 sq.m. (1004 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

