



Ore Street, Clay Cross, Chesterfield, Derbyshire S45 9FU

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 EPC

B

£270,000

PINEWOOD

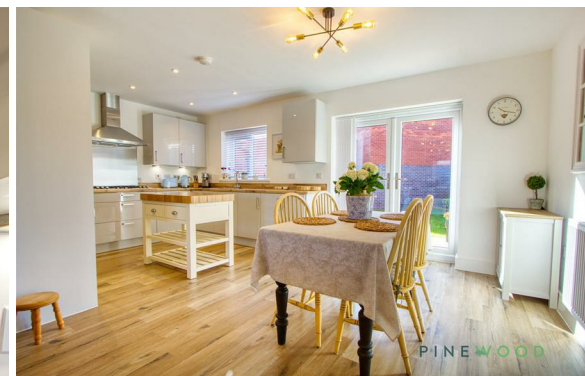


Ore Street Clay Cross Chesterfield Derbyshire S45 9FU

£270,000

**3 bedrooms
2 bathrooms
1 receptions**

- Ideal for families - nearly new detached family house on a popular residential estate - Builders warranty remaining
 - Three spacious bedrooms
- Two modern bathrooms - ensuite to principal bedroom and ground floor wc
 - One cosy reception room
- Located in the growing town of Clay Cross - Close to Chesterfield amenities
 - South facing well maintained rear enclosed family sized garden
 - Easy access to transport links and M1 motorway access
 - Utility room and superb well equipped kitchen
 - Freehold - Council Tax Band: C - neddc
- Quiet residential area - close to all the amenities in Clay Cross



Nestled in the charming area of Clay Cross, this delightful detached EX SHOME HOME on Ore Street offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room that connects to the dining area / kitchen area. Featuring a beautiful kitchen area, with modern appliances and convenient worktop space for preparing meals or entertaining guests. The open plan downstairs provides a warm and inviting atmosphere for both relaxation and entertaining guests.

The house boasts two bathrooms, ensuring convenience for all occupants and visitors alike. This thoughtful feature adds to the practicality of the home, making busy mornings a breeze. Also featuring a lovely utility room space just off of the entrance hall providing a perfect little escape. The house also features a lovely rear south facing established garden and front garden, with improvements made to the rear and a single-semi detached garage alongside the property with driveway parking for up to three cars.

Set in a peaceful neighbourhood, the property benefits from a sense of community while still being within easy reach of local amenities, schools, and transport links. The surrounding area offers a variety of parks and recreational spaces, perfect for outdoor activities and leisurely strolls.

This home presents an excellent opportunity for those looking to settle in a friendly and accessible location. With its spacious interiors and desirable features, it is a must-see for anyone in search of a new residence in Chesterfield. 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 welcomes you with a warm and inviting atmosphere, featuring light wooden flooring and access to a handy storage cupboard. It leads to the cloakroom, utility room, and opens into the spacious sitting room and kitchen/dining area, creating a seamless flow throughout the ground floor.

WC

This tastefully styled cloakroom is fitted with a modern WC and basin, finished with neutral tiling and a window that allows natural light to brighten the space.

Utility Room

A compact utility room is fitted with plumbing for laundry appliances beneath a wooden worktop, complemented by neutral decor and practical storage above, ideal for household chores.

Sitting Room

16'3" x 10'3" (4.96m x 3.13m)

The sitting room offers a cosy space with light wooden flooring and neutral walls, large enough to accommodate comfortable seating. It opens into the kitchen/dining area through an open-plan layout, allowing for easy interaction and natural light to fill the space from the rear French doors.

Kitchen/Dining Room

10'10" x 18'8" (3.30m x 5.69m)

The kitchen and dining room form a bright, open-plan space featuring white gloss cabinetry paired with wooden worktops and an island unit at the centre for additional preparation space. Appliances include a built-in double oven and a gas stove with stainless steel splashback and extractor hood, a fridge freezer and finally a dishwasher. French doors open out to the rear garden, blending indoor and outdoor living.

Landing

The first-floor landing is neatly carpeted and provides access to the three bedrooms, bathroom, and storage cupboard. The area is bright and airy, with light walls and a calming feel.

Bedroom 1

12'0" x 11'8" (3.65m x 3.55m)

Bedroom 1 is a generous double room featuring soft carpeting and dual fitted wardrobes for ample storage. The room benefits from bright natural light and leads to an ensuite bathroom for added privacy and convenience.

Ensuite

7'10" x 4'1" (2.40m x 1.24m)

The ensuite bathroom is fitted with a tiled shower enclosure, WC, and basin, all set against modern grey tiling for a stylish and practical space.

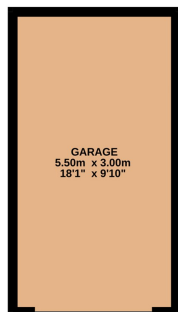
Bedroom 2

10'2" x 11'3" (3.09m x 3.43m)

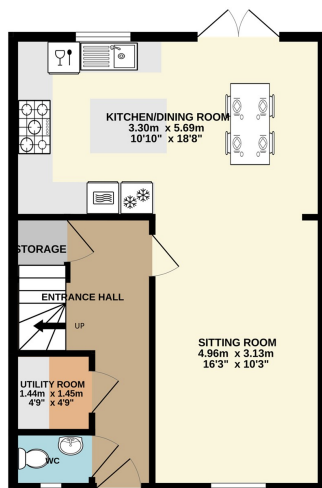
Bedroom 2 is a comfortable double room with neutral décor and carpeting. A window allows in plenty of natural light, making the space bright and inviting.



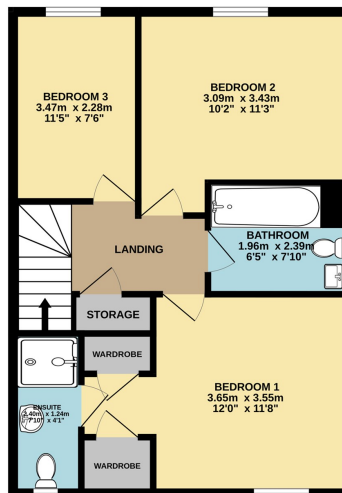
DETACHED GARAGE
16.5 sq.m. (178 sq.ft.) approx.



GROUND FLOOR
47.0 sq.m. (506 sq.ft.) approx.



1ST FLOOR
53.5 sq.m. (578 sq.ft.) approx.



TOTAL FLOOR AREA : 117.0 sq.m. (1259 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 3

11'5" x 7'6" (3.47m x 2.28m)

Bedroom 3 is a smaller, cosy room suitable for use as a single bedroom or study, with neutral carpeting and light walls enhancing the feeling of space.

Bathroom

6'5" x 7'10" (1.96m x 2.39m)

The family bathroom is fitted with a bath, WC, and basin, featuring a neutral tile splashback and a window for natural light and ventilation.

Exterior

The garden to the rear is well-maintained, enclosed and SOUTH FACING, offering a lawn bordered by flowerbeds and a paved patio area accessed via French doors from the kitchen/dining room. This outdoor space is perfect for relaxing or entertaining in a private setting. Since previous purchase there have been various garden improvements including but not limited to a new patio extension.

Single Garage

18'1" x 9'10" (5.50m x 3.00m)

This detached garage sits to the side of the property, providing secure parking or useful storage space. It measures 5.50m by 3.00m (18'1" by 9'10") Up-and-over door with power and lighting available inside.

GENERAL INFORMATION

Tenure - Freehold
EPC Rating: B
Total Floor Area 117.00 sq m / 1259 sq ft
Council Tax Band C - Neddc
uPVC Double Glazing
Gas Central Heating - Combi Boiler
Builders Warranty Remaining
Loft access

DISCLAIMER

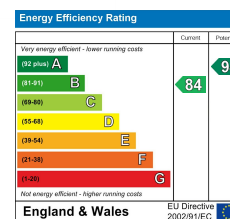
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Reservation Agreement

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.



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