



1 Kenning Place, Clay Cross

£255,000 Freehold

Beautifully presented 3-bed semi in Clay Cross with garage, modern kitchen, ensuite, south-facing garden, and driveway. Close to amenities and transport. Video tour available.

Council Tax band: B

Tenure: Freehold

MORE THAN MEETS THE EYE... A beautifully presented three-bedroom semi detached family home with single detached garage offering modern living and practical family space.

Entering into the hallway with a modern ground floor WC, the dual-aspect living room has three uPVC windows, making this a light and airy place to relax and unwind. The well stocked stylish kitchen/diner features cappuccino gloss handle less units, six-ring gas hob, high-level oven and grill, integrated fridge and freezer, dishwasher, stainless steel 1.5 bowl sink, and space for a dining table, with uPVC doors to the south-facing landscaped garden and double doors to a utility room with space/plumbing for a washing machine and tumble dryer

Upstairs you will find the luxury family bathroom, and a principal bedroom with ensuite and walk-in shower, all with contemporary fittings. Bedrooms one and two are doubles with built-in wardrobes, and the third is a single dual-aspect room.

Outside, there is a detached single garage, driveway for two cars, and a private south-facing landscaped garden with lawn and patio.

Located in the vibrant town of Clay Cross, 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/STAIRS AND LANDING

With composite entrance door, grey laminate flooring, carpeted stairs and landing. To the landing is a built-in storage cupboard and loft access

KITCHEN DINER

17' 0" x 10' 5" (5.18m x 3.18m)

The stylish kitchen is fitted with grey laminate flooring and painted décor. Features cappuccino gloss, soft-close, handle less wall and base units with coordinating laminated worktops. Integrated Appliances include a six-ring gas hob with extractor above, high-level oven and separate grill, integrated fridge, four-drawer freezer, and dishwasher. Stainless steel 1.5 bowl sink with chrome mixer tap beneath uPVC window. uPVC double doors open to the exterior, with further double doors leading to the utility room. Radiator and space for dining table.



UTILITY ROOM

4' 9" x 3' 2" (1.45m x 0.96m)

Leading off the kitchen diner with doors to close off this space, with space/plumbing for a washing machine and a tumble dryer.

LIVING ROOM

16' 11" x 9' 11" (5.16m x 3.02m)

Spacious dual-aspect living room featuring three uPVC windows providing ample natural light. Finished with neutral décor and carpet throughout. Two radiators provide efficient heating. The perfect place to relax and unwind.



GROUND FLOOR WC



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UTILITY ROOM

4' 9" x 3' 2" (1.45m x 0.96m)

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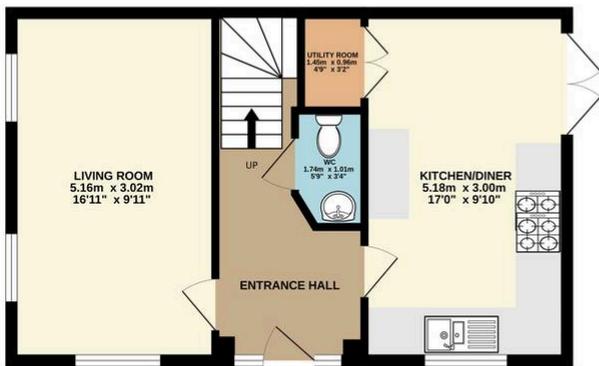
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GROUND FLOOR
42.3 sq.m. (455 sq.ft.) approx.



1ST FLOOR
41.3 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA : 83.6 sq.m. (900 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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Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

