



Kenning Place, Clay Cross, Chesterfield, Derbyshire S45 9FG

 3

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 1

 EPC

B

£255,000

PINEWOOD



Kenning Place Clay Cross Chesterfield Derbyshire S45 9FG

£255,000

**3 bedrooms
2 bathrooms
1 receptions**

- ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- WARDROBES AND JULIET BALCONY TO PRINCIPAL BEDROOM
- SYLISH KITCHEN DINER WITH INTEGRATED APPLIANCES AND UPVC FRENCH DOORS LEADING TO REAR GARDEN
- UTILITY AREA TO KITCHEN DINER - GROUND FLOOR WC TO ENTRANCE HALL
 - DUAL ASPECT SEPERATE LIVING ROOM
- REMAINDER OF NEW BUILD WARRANTY REMAINING (BUILT 2018)
 - DETACHED SINGLE GARAGE AND DRIVEWAY FOR TWO CARS
- SOUTH FACING AND PRIVATE AND ENCLOSED REAR LANDSCAPED GARDEN
 - ECO EFFICIENT HOME - EPC RATED B - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING
- POPULAR RESIDENTIAL ESTATE CLOSE TO ALL THE AMENITIES IN CLAY CROSS AND NEARBY MAIN A61 COMMUTER ROUTE





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

16'11" x 10'5" (5.18 x 3.18)

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 3'1" (1.45 x 0.96)

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 9'10" (5.16 x 3.02)

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

5'8" x 3'3" (1.74 x 1.01)

Fitted with grey laminate flooring. Includes a low-flush WC and pedestal wash basin with chrome mixer tap and tiled splashback. Painted décor, radiator, and extractor fan.

BEDROOM ONE

12'2" x 9'0" (3.71 x 2.75)

Double bedroom with neutral carpet and painted décor. Built-in wardrobes provide ample storage. Radiator and uPVC doors leading to a Juliet balcony and access to the ensuite shower room.

ENSUITE SHOWER ROOM

9'1" x 4'7" (2.78 x 1.40)

Fitted with grey wood-effect vinyl flooring and part grey tiled, part painted décor. Features a pedestal wash basin with chrome mixer tap, low-flush WC, and walk-in shower enclosure with chrome shower. Wall-mounted towel radiator, extractor fan, and inset spotlights.

BEDROOM TWO

9'11" x 9'8" (3.04 x 2.96)

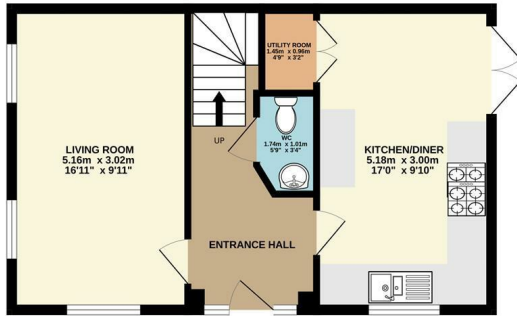
Double bedroom with neutral carpet and painted décor. uPVC window and radiator. Built-in mirrored wardrobes provide ample storage.

BEDROOM THREE

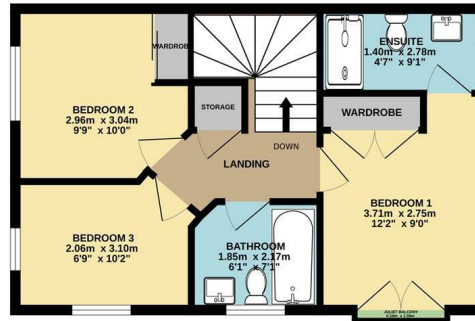
10'2" x 6'9" (3.10 x 2.06)

Single bedroom with neutral carpet and painted décor. Dual aspect with two uPVC windows providing plenty of natural light. Radiator.

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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BATHROOM

7'1" x 6'0" (2.17 x 1.85)

Fitted with grey wood-effect vinyl flooring, part tiled and part painted décor. Features a white suite comprising a low-flush WC, pedestal wash basin with chrome mixer tap, and bath with glass screen and chrome shower over. Wall-mounted towel radiator, extractor fan, and uPVC frosted window.

EXTERIOR

Detached single garage with driveway providing parking for up to two cars. To the rear is a south-facing, landscaped, and private garden featuring a lawn and patio area.

GENERAL INFORMATION

GAS CENTRAL HEATING - COMBI BOILER

UPVC DOUBLE GLAZING

TENURE - FREEHOLD

TOTAL FLOOR AREA - 6900.00 SQ FT / 83.6 SQ M

COUNCIL TAX BAND B

EPC RATING B

LOFT

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

RESERVATION AGREEMENT MAY BE AVAILABLE

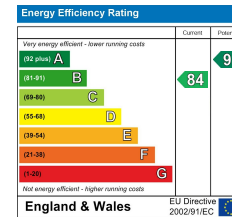
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against 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.

MORTGAGE ADVICE

If you require mortgage advice then this can be provided by our sister company Bishop and Co Mortgages, please call us for more details



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24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
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