



Stephenson Lane, Clay Cross, Chesterfield, Derbyshire S45 9FS

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£275,000

PINEWOOD





# Stephenson Lane Clay Cross Chesterfield Derbyshire S45 9FS

## £275,000

**4 bedrooms  
2 bathrooms  
1 receptions**

- FAMILY SIZED ACCOMODATION OVER THREE FLOORS
- SHORT DRIVE TO THE PEAK DISTRICT, M1 MOTORWAY, ALFRETON AND CHESTERFIELD
  - OVERLOOKING GREEN SPACE/NATURE RESERVE TO THE FRONT
- POPULAR NEW RESIDENTIAL ESTATE ON THE EDGE OF THE TOWN OF CLAY CROSS
  - GROUND FLOOR WC - FAMILY BATHROOM - ENSUITE SHOWER ROOM
  - DRIVEWAY PARKING FOR TO CARS AND SINGLE GARAGE
- APPROX 6 YEARS NEW BUILD WARRANTY REMAINING - UPVC DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND C
  - REAR ENCLOSED LANDSCAPED GARDEN WITH LAWN AND PATIO
- STUNNING KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR - UPVC DOORS LEAD OUT TO THE REAR GARDEN
- MAIN BEDROOM SUITE ON THE 2ND FLOOR WITH ACCESS TO THE ENSUITE SHOWER ROOM, EAVES STORAGE AND BUILT IN WARDROBES





## STUNNING NEW - Four Bedroom Family Home in Clay Cross

Pinewood Properties are delighted to offer this beautifully presented four-bedroom semi-detached home built in 2021, located on this popular new residential estate on the outskirts of Clay Cross.

Boasting an impressive 1,224 sq. ft. of family-sized accommodation arranged over three floors, this modern property offers a superb blend of style, comfort, and practicality—ideal for growing families or professionals seeking spacious living with excellent amenities. The heart of the home is a stunning kitchen/diner, fitted with contemporary units and integrated oven, hob and extractor, with UPVC doors leading out to a beautifully landscaped rear garden with lawn and patio—perfect for entertaining and everyday family life. The ground floor also benefits from a lounge area and convenient WC with utility room.

The main bedroom suite spans the entire top floor and offers a peaceful retreat, complete with built-in wardrobes, eaves storage and ensuite shower room. Three further well-proportioned bedrooms to the first floor provide ample flexibility for family life, guests, or a home office. To the front, the property enjoys an attractive outlook over green space and a nature reserve, further enhancing its appeal.

Externally, there is driveway parking for two vehicles to the side as well as a single garage - a valuable feature.

The home also benefits from gas central heating, UPVC double glazing throughout, an enclosed rear landscaped garden, and the remainder of the new build warranty for added peace of mind. Positioned within a friendly and well-established community, and located within easy reach of local amenities and transport links, this is a fantastic opportunity to secure a modern, spacious home in a desirable location.

Early viewing is highly recommended—contact Pinewood Properties today!

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

### ENTRANCE HALL/STAIRS AND LANDINGS

The property welcomes you via a stylish composite front door with a frosted glazed panel, opening into a bright entrance hall featuring wood-effect laminate flooring, painted décor, and a central heating radiator—setting the tone for the quality throughout. The first-floor landing continues with painted décor and plush grey carpet underfoot, offering access to the airing cupboard and family bathroom. The second-floor landing is similarly well-presented, with neutral painted walls, carpeted flooring, and a central heating radiator, providing access to the principal bedroom suite.

### LOUNGE

16'7" x 12'5" (5.06 x 3.80)

A bright and welcoming reception room featuring wood-effect laminate flooring, a large UPVC window providing plenty of natural light, and tasteful painted décor. The space also benefits from a central heating radiator and handy under-stairs storage, making it both stylish and practical—ideal for relaxing or entertaining.

### KITCHEN DINER

15'5" x 10'5" (4.70 x 3.20)

A bright and spacious kitchen diner featuring durable wood-effect laminate flooring and neutral painted décor. The room is thoughtfully designed with soft-close wall and base units, complemented by a wooden butcher's block laminated worktop. Equipped with a 4-ring gas hob, integrated extractor, and built-in oven, this kitchen is as functional as it is stylish. A stainless steel 1.5 bowl sink with chrome mixer tap adds to the modern feel, while space is provided for a tall fridge freezer. UPVC doors lead directly out to the rear garden, seamlessly connecting indoor and outdoor living. A central heating radiator completes the space, ensuring comfort throughout the year.

### UTILITY ROOM

5'9" x 5'9" (1.77 x 1.76)

A practical and well-appointed utility space featuring wood-effect laminate flooring and neutral painted décor.

The room includes plumbing and designated space for both a washing machine and tumble dryer, complemented by a wooden butcher's block laminated worktop for added functionality. Additional benefits include a radiator for year-round comfort, an extractor fan, and a composite door providing convenient access to the exterior.

### GROUND FLOOR WC

5'9" x 3'3" (1.77 x 1.00)

A thoughtfully designed downstairs WC featuring tiled-effect vinyl flooring and painted décor. The room is fitted with a low flush WC and a ceramic sink with a chrome mixer tap, set against tiled surrounds for easy maintenance. Additional features include a radiator, an extractor fan, and a UPVC frosted window providing natural light while maintaining privacy. The wall-mounted combi boiler ensures efficient heating throughout the home.

### BEDROOM FOUR

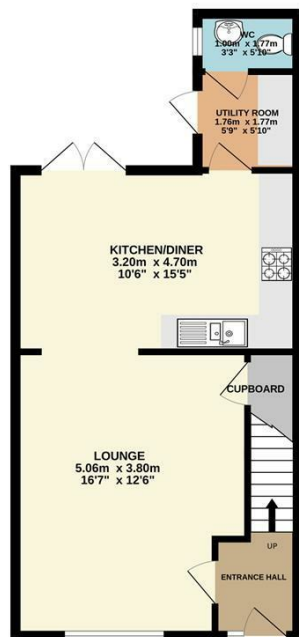
10'4" x 6'8" (3.16 x 2.05)

Located at the rear of the property, this single bedroom is well-presented with neutral painted décor and fitted carpet. A UPVC window allows for natural light, while a central heating radiator ensures comfort year-round—ideal as a nursery, home office, or guest room.

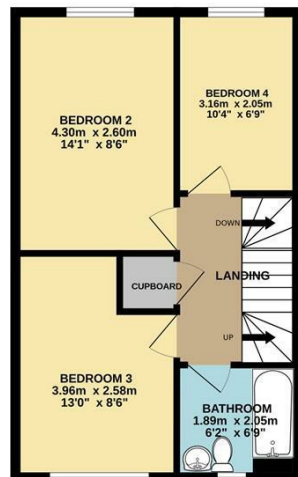




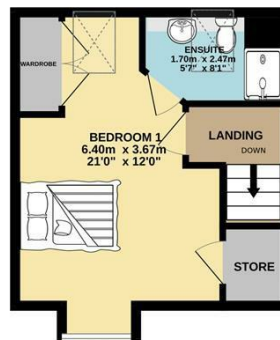
GROUND FLOOR  
46.6 sq.m. (502 sq.ft.) approx.



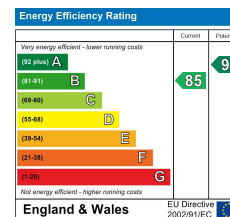
1ST FLOOR  
41.5 sq.m. (447 sq.ft.) approx.



2ND FLOOR  
25.6 sq.m. (275 sq.ft.) approx.



TOTAL FLOOR AREA: 113.7 sq.m. (1224 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 THREE

12'11" x 8'5" (3.96 x 2.58)

A spacious double bedroom positioned to the rear of the property, featuring neutral painted décor and soft carpet underfoot. The room benefits from a UPVC window that fills the space with natural light, along with a central heating radiator for added comfort.

### BEDROOM TWO

14'1" x 8'6" (4.30 x 2.60)

A generously sized bedroom featuring a full-length UPVC window that floods the room with natural light and offers picturesque views over the opposite green spaces and woodland. The room is finished with neutral painted décor, soft carpet underfoot, and a central heating radiator. There is ample space to accommodate wardrobes, making it a versatile and comfortable living area.

### FAMILY BATHROOM

6'8" x 6'2" (2.05 x 1.89)

Well-appointed family bathroom featuring tiled-effect vinyl flooring and a tasteful combination of part-tiled and part-painted décor. The room includes a low flush WC, a ceramic pedestal sink with a chrome mixer tap, and a wall-mounted chrome towel radiator for added comfort. Finished with inset spotlights and an extractor fan, the space is both practical and stylish, with a modern chrome shower completing the suite.

### BEDROOM ONE

20'11" x 12'0" (6.40 x 3.67)

Occupying the entire second floor, the spacious principal bedroom is beautifully presented and features a combination of a skylight and UPVC window, allowing plenty of natural light and offering stunning views over green spaces and woodland to the front. This generous double bedroom includes fitted carpet, built-in wardrobes, useful eaves storage, and a central heating radiator, creating a bright, comfortable, and private retreat.

### ENSUITE SHOWER ROOM

8'1" x 5'6" (2.47 x 1.70)

Stylishly appointed, the ensuite features a modern shower enclosure, a low flush WC, and a pedestal wash basin with a chrome mixer tap. Finished with part tiled and part painted décor, the room also includes tiled-effect vinyl flooring, a wall-mounted chrome towel radiator, inset spotlights, an extractor fan, and a skylight that floods the space with natural light, creating a bright and contemporary feel.

### SINGLE GARAGE

20'0" x 9'10" (6.12 x 3.01)

The property also benefits from a single garage with an up-and-over door, equipped with lighting, power supply, and useful eaves storage, making it ideal for secure parking, a workshop space, or additional storage.

### EXTERIOR AND GARDEN

To the rear, the property boasts a beautifully enclosed garden featuring a neat lawn and paved patio area—ideal for outdoor dining and family enjoyment. To the side of the home, there is a private driveway offering parking for two vehicles, along with access to a single garage, providing excellent storage or additional parking. To the front, the property enjoys a delightful outlook over a peaceful nature reserve and mature woodland, enhancing the sense of space and tranquillity.

### GENERAL INFORMATION

Tenure: Share of Freehold  
Fully uPVC Double Glazing  
Gas Central Heating - 3 Years Warranty Remaining  
Council Tax Band C  
EPC Rating: B  
Total Floor Area: 1224.00 SQ FT / 113.7 SQ M  
Loft

Mansfield branch  
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  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



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