



Bloomery Way, Clay Cross, Chesterfield, Derbyshire S45 9FD

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Offers In The Region Of  
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PINEWOOD





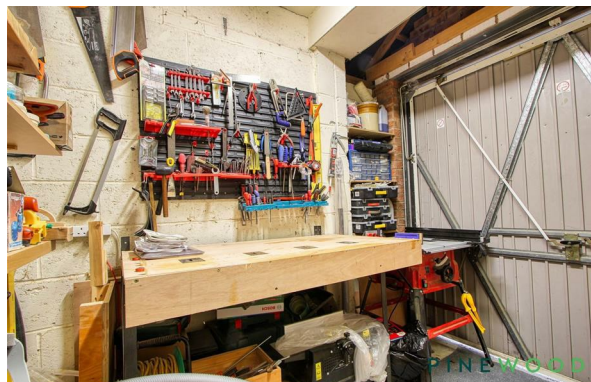
# Bloomery Way Clay Cross Chesterfield Derbyshire S45 9FD



## Offers In The Region

**3 bedrooms**  
**1 bathrooms**  
**2 receptions**

- SOUTH WEST FACING REAR EASY MAINTENANCE WELL STOCKED GARDEN BEING FULLY ENCLOSED
  - DRIVEWAY PARKING FOR 2/3 CARS
  - LIGHT AND AIRY CONSERVATORY
  - LOUNGE DINER WITH FEATURE FIREPLACE
- UTILITY ROOM AND GARAGE/WORKSHOP - GROUND FLOOR WC
  - SPACIOUS AND STYLISH JACK N JILL SHOWER ROOM
  - MODERN KITCHEN WITH INTEGRATED APPLIANCES
- ONLY A SHORT DRIVE INTO THE TOWNS OF CLAY CROSS, ALFRETON AND CHESTERFIELD
- EASY ACCESS TO THE MAIN COMMUTER ROUTES, M1 MOTORWAY AND PEAK DISTRICT
- GAS CENTRAL HEATING - 12 PANEL SOLAR SYSTEM - UPVC DOUBLE GLAZING - COUNCIL TAX BAND C - EPC RATING B







WELL PRESENTED FAMILY HOME.....PineWood Properties are delighted to present this three-bedroom detached property with over 11069.00 sq ft of versatile family sized accommodation located in the sought-after area of Clay Cross. Offering flexible living accommodation throughout, this property occupies a corner plot on a popular residential estate and is conveniently situated for easy commuting to Chesterfield town centre and all the amenities that Clay Cross offers. With easy access to the M1 Motorway and The Peak District.

Internally, the property comprises a welcoming Entrance Hall, modern well stocked Kitchen, WC/Cloakroom, Utility Room, Converted Garage/Workshop, Living/Dining Area, and Conservatory on the ground floor.

The first floor includes three Bedrooms and a Family Bathroom/Ensuite to Bedroom One. The home features fitted blinds throughout and benefits from solar panels—please inquire for further details.

Externally, the property boasts a generous frontage, including a driveway offering parking for multiple vehicles and a lawn area that leads to the side and rear elevations. The rear easy maintenance garden is a real highlight, with a patio area accessible via French doors from the Conservatory, plus raised sleepers, making it an ideal space for gardening enthusiasts. The garden is beautifully private and secure, fully enclosed by timber fencing. Gas Central Heating and uPVC Double Glazing.

Early viewing is highly recommended to fully appreciate this fantastic home and avoid disappointment.

**\*\*Please call to book your viewing today!\*\***

#### ENTRANCE HALL

Entered through a stylish UPVC door at the front elevation, the space features elegant wood-effect flooring, a wall-mounted radiator, and provides access to the Kitchen, Utility Room, WC, and the spacious Lounge/Dining Room.

#### KITCHEN

Boasting a range of stylish base cupboards with under-unit lighting and matching eye-level units, complemented by sleek laminated worktops. Integrated appliances include a Bosch electric oven, four ring gas hob, extractor hood, and a stainless steel sink with a tiled splash back surrounding all appliances. The space is further enhanced by a uPVC double-glazed window to the front elevation, wood-effect flooring, a compact wall-mounted radiator, painted decor and ample room for a freestanding fridge-freezer.

#### UTILITY ROOM

Accessed through the Entrance Hall, this practical utility area features dedicated worktop space, tiled splashbacks, and under-unit lighting. It offers plumbing and power beneath the counters, ideal for a washing machine and tumble dryer. The space is finished with durable vinyl flooring, a compact wall-mounted radiator, painted decor and a convenient door leading to the Garage/Workshop.

#### GARAGE/WORKSHOP

Accessed via the Utility Room, the space benefits from both lighting and power, with up and over door, offering versatility and functionality.

#### GROUND FLOOR WC

Fitted with a pedestal handwash basin with chrome taps and tiled surrounds, and low-level WC, the space is finished with wood-effect flooring, a compact wall-mounted radiator, painted decor and a double-glazed uPVC obscured window to the side elevation for privacy.

#### LOUNGE DINER

With gas fireplace on raised marble hearth and wooden surround, double glazed uPVC window to rear elevation, double glazed uPVC French door into Conservatory. Wood effect flooring and two wall mounted radiators, painted decor and carpeted stairs rising to the first floor complete the space.

#### CONSERVATORY

Constructed with uPVC, this bright and airy conservatory features tiled flooring and uPVC French doors that open onto the rear enclosed garden, creating a seamless connection between indoor and outdoor spaces.

#### STAIRS/LANDING

Providing access to all three Bedrooms and the Family Bathroom, this carpeted space features a loft hatch with a drop-down ladder, offering access to a mainly boarded loft with lighting. A double-glazed obscured window to the side elevation allows natural light to brighten the area.

#### BEDROOM ONE

With two double uPVC glazed windows to front elevation, space for wardrobes, wall mounted radiator, painted decor and wood effect flooring. Access to Family shower room/En Suite shower room.

#### ENSUITE SHOWER ROOM/FAMILY SHOWER ROOM

Offering 'Jack and Jill' access from both Bedroom One and the Landing, this modern bathroom features a white three-piece suite, including a double walk-in shower, pedestal handwash basin, and low-level WC. The wet room-style flooring complements the space, along with a mini wall-mounted radiator and a wall-mounted heated towel rail. Additional features include a ceiling-mounted extractor fan and double-glazed uPVC obscured windows to the front and side elevations, ensuring both privacy and natural light.

#### BEDROOM TWO

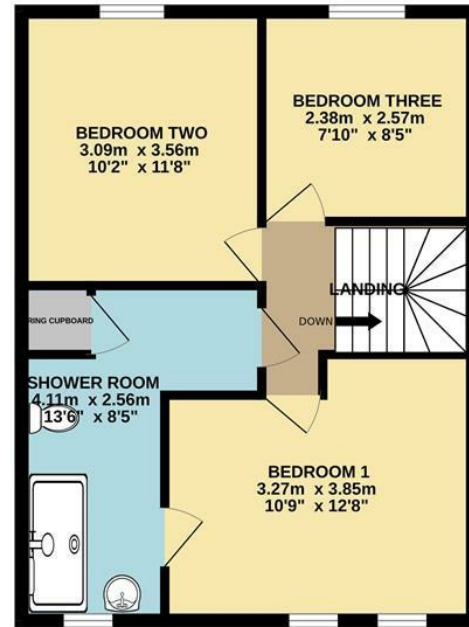
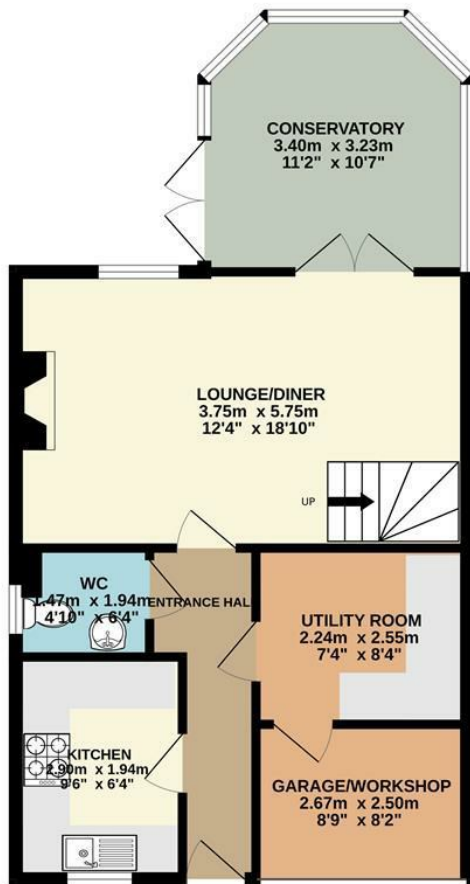
This well-proportioned room features a uPVC double-glazed window to the rear elevation, allowing plenty of natural light. It also includes a wall-mounted radiator, painted decor and wood-effect flooring, providing a comfortable and stylish space.





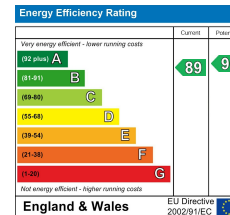
GROUND FLOOR  
54.4 sq.m. (586 sq.ft.) approx.

1ST FLOOR  
44.9 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA : 99.3 sq.m. (1069 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

This cozy single bedroom is equipped with a uPVC double-glazed window to the rear elevation, a wall-mounted radiator, painted decor and wood-effect flooring, offering a comfortable and inviting atmosphere.

## OUTSIDE

The property boasts a generous frontage with a driveway providing off-street parking for multiple vehicles, complemented by a lawn area that extends to the side and rear elevations. The rear easily maintenance garden features a paved patio area, easily accessed through French doors from the Conservatory, and is enhanced by raised sleepers, ideal for gardening enthusiasts. The garden is exceptionally private and secure with beautiful plants and flower, being fully enclosed by timber fencing.

## GENERAL INFORMATION

COUNCIL TAX BAND - C- NEDDC

TENURE - FREEHOLD

TOTAL FLOOR AREA - 1069.00 sq ft / 99.3 sq m

EPC RATING - B

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

Tall freestanding Bosch Refrigerator can be included in the sale

Tall freestanding Kenwood Freezer can be included in the sale

12 PANEL SOLAR PANEL SYSTEM

LOFT - PARTIALLY BOARDED WITH LIGHTING AND PULL DOWN LADDER

## 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.

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