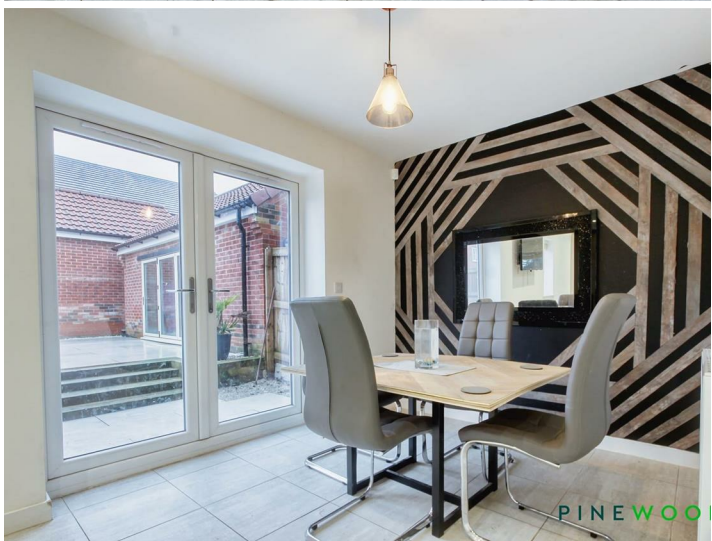




Orchard Way, Clay Cross, Chesterfield, Derbyshire S45 9GX

 4

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EPC

B

Guide Price £340,000

PINEWOOD





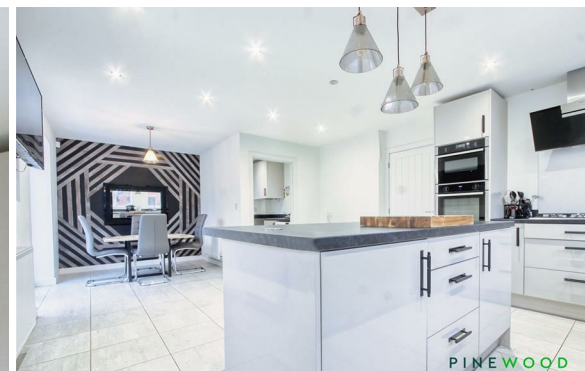
# Orchard Way Clay Cross Chesterfield Derbyshire S45 9GX



## Guide Price £340,000

**4 bedrooms**  
**3 bathrooms**  
**1 receptions**

- Stunning Versatile Family Home in a Quiet Cul De Sac Location
- Driveway Parking for Two Cars and Single Brick Built Garage/Store/Workshop
- Spacious and Inviting Dual Aspect Living Room with Bay Window
- Ground Floor WC/Cloakroom - Family Bathroom with Bath and Shower Enclosure and Ensuite Shower Room
- Fantastic Private Enclosed Landscaped Rear Garden with Astro Turf and Porcelain Patio Seating Areas
- Superb Kitchen Diner with Integrated Neff Five Ring Hob, High level Oven, Combination/Microwave Oven, Extractor, Fridge, Freezer and Dishwasher
- Utility Room with Space/Plumbing for a Washing Machine and Tumble Dryer
- Gas Central Heating - uPVC Double Glazing - EPC Rated B - Council Tax Band D
- Close to all the Amenities in Clay Cross, Near to Alfreton and a Short Drive into the Peak District
- Easy Access to the M1 Motorway and Main Commuter Routes







Occupying a pleasant position within a quiet cul-de-sac on Orchards Way in Clay Cross, this impressive detached family home offers spacious and versatile accommodation, perfectly suited to modern family living.

Beautifully presented throughout, the property boasts four well-proportioned bedrooms, including a generous principal suite with ensuite shower room, alongside a contemporary family bathroom complete with both bath and separate shower enclosure. A convenient ground floor WC/cloakroom further enhances the practicality of the layout.

The heart of the home is the superb open-plan kitchen diner, thoughtfully designed for both everyday living and entertaining. Featuring a range of integrated appliances including a Neff five-ring hob, high-level oven, combination microwave oven, extractor, fridge, freezer and dishwasher, the space flows effortlessly into a dining area, creating a sociable and welcoming environment. A separate utility room provides space and plumbing for a washing machine and tumble dryer. The dual aspect living room is equally inviting, enjoying an abundance of natural light and a charming bay window.

Externally, the property continues to impress with a fantastic private enclosed rear garden, professionally landscaped to include porcelain patio seating areas and low-maintenance astro turf — ideal for outdoor dining and family enjoyment. To the front, a driveway provides parking for two vehicles and leads to a single brick-built garage, offering excellent storage, workshop potential or secure parking.

Ideally located close to the full range of amenities in Clay Cross, including shops, schools and transport links, the property also offers convenient access to Alfreton, the M1 motorway and main commuter routes, with the Peak District just a short drive away.

A stunning and adaptable family home in a highly desirable setting — early viewing is strongly recommended.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

#### ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall is accessed via a secure composite front door and features a durable fitted entrance mat, tasteful painted décor and a radiator, creating a warm first impression. Stairs rise to the first floor with fitted carpet underfoot, while a useful built-in storage cupboard provides practical everyday storage. The first floor landing continues with fitted carpeting and painted décor, complemented by a uPVC window allowing for natural light. There is access to the loft space and additional built-in storage cupboards, offering excellent functionality for family living.

#### GROUND FLOOR WC

6'0" x 3'1" (1.83 x 0.96)

The ground floor WC is stylishly appointed with a tiled floor and part tiled walls complemented by painted décor. It is fitted with a low flush WC and a contemporary wall-mounted hand wash basin with chrome mixer tap. A uPVC frosted window provides natural light and privacy, while a radiator ensures comfort throughout the year.

#### KITCHEN/DINING AREA

24'7" x 14'5" (7.50 x 4.40)

The impressive kitchen diner forms the true heart of the home, offering a stylish and sociable space ideal for both everyday living and entertaining. Fitted with contemporary grey gloss soft-close units and drawers, complemented by laminated worktops and a breakfast bar, the room combines practicality with modern design. Tiled flooring runs throughout, while three uPVC windows and uPVC doors allow for an abundance of natural light and provide access to the rear garden. The kitchen is well-equipped with a range of integrated appliances including a fridge, freezer, dishwasher, Neff oven, microwave and combination oven. A four-ring gas hob with extractor sits above, alongside a brushed stainless steel sink with mixer tap. Inset spotlights, painted décor and a radiator complete this superbly appointed space.

#### UTILITY ROOM

7'3" x 5'2" (2.21 x 1.60)

The utility room is both practical and well-appointed, featuring tiled flooring and a composite external door providing convenient access. Fitted with a stainless steel sink and mixer tap, the space offers plumbing and room for a washing machine, along with housing the Ideal combination boiler. Finished with painted décor and a radiator, this useful area enhances the functionality of the home.

#### LIVING ROOM

18'4" x 11'5" (5.59 x 3.50)

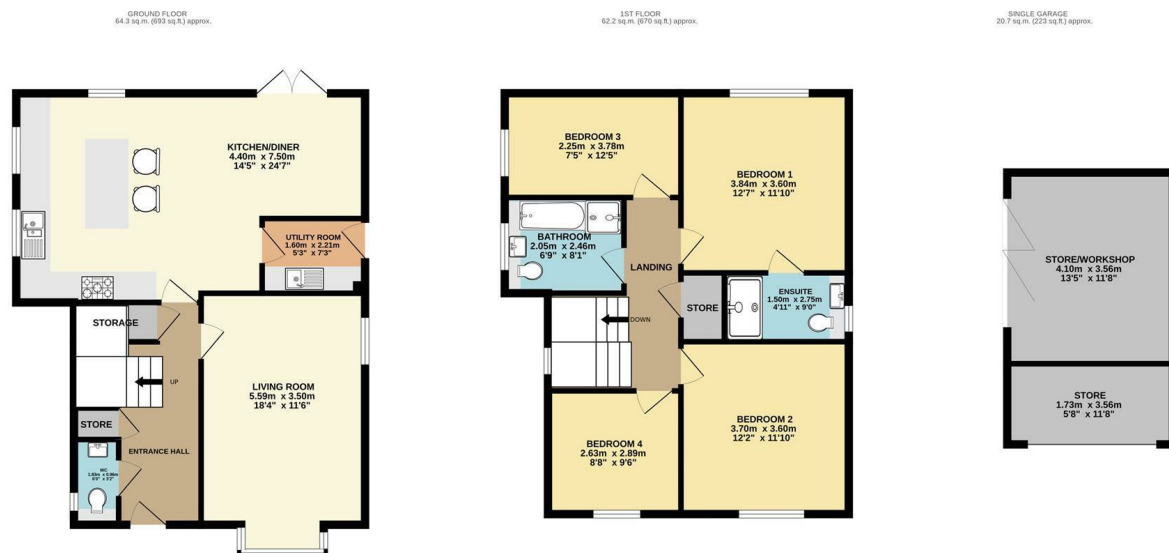
The living room is a bright and inviting reception space, enjoying a dual aspect with uPVC windows that flood the room with natural light. Finished with fitted carpet underfoot and tasteful painted décor, the room is further complemented by a radiator, creating a warm and comfortable setting ideal for relaxing or entertaining.

#### BEDROOM ONE

12'7" x 11'9" (3.84 x 3.60)

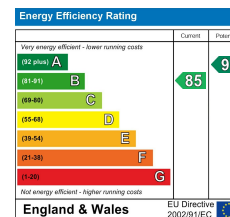
Bedroom One is a well-proportioned double room positioned to the rear of the property, enjoying a pleasant outlook via a uPVC window. The room is finished with a grey fitted carpet and neutral painted décor, creating a calm and comfortable retreat, while a radiator ensures warmth and comfort throughout the year.





TOTAL FLOOR AREA: 147.3 sq.m. (1586 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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## EN SUITE SHOWER ROOM

9'0" x 4'11" (2.75 x 1.50)

The en suite shower room is beautifully appointed and finished to a high standard, featuring tiled flooring and a contemporary white suite comprising a low flush WC and pedestal wash hand basin with chrome mixer tap. A generous walk-in shower enclosure is fitted with a chrome rain head shower, adding a sleek and luxurious touch. Further enhancements include a chrome wall-mounted heated towel radiator, inset ceiling spotlights and an extractor fan. A uPVC frosted window allows for natural light while maintaining privacy, completing this stylish and well-designed space.

## BEDROOM TWO

12'1" x 11'9" (3.70 x 3.60)

Bedroom Two is a spacious double room situated to the side/front of the property, enjoying a pleasant aspect through a uPVC window. Finished with grey fitted carpet and neutral painted décor, it offers a bright and comfortable space.

## BEDROOM THREE

12'4" x 7'4" (3.78 x 2.25)

Bedroom Three is a well-proportioned room located at the rear of the property, featuring a grey fitted carpet and neutral painted décor. A uPVC window allows natural light to fill the space, while a radiator ensures warmth and comfort throughout.

## BEDROOM FOUR

9'5" x 8'7" (2.89 x 2.63)

Bedroom Four is a generous double room positioned to the side/front of the property, finished with grey fitted carpet and neutral painted décor. A uPVC window fills the room with natural light, and a radiator provides warmth, making it a versatile and comfortable space.

## FAMILY BATHROOM

8'0" x 6'8" (2.46 x 2.05)

The family bathroom is well appointed and thoughtfully designed, featuring a panelled bath with chrome mixer taps alongside a separate shower enclosure fitted with a chrome shower. The walls are finished with a combination of tiling and complementary décor, creating a stylish yet practical space. Further fittings include a wall-mounted ceramic wash hand basin with chrome mixer tap, low flush WC, and a contemporary chrome heated towel radiator. Inset ceiling spotlights and an extractor fan enhance both comfort and functionality, while a uPVC frosted window provides natural light and privacy.

## SINGLE GARAGE

19'1" x 13'5" (5.83 x 4.10)

A single detached garage with front store is accessed via an electric roller door and is fitted with lighting and power. An additional store room/workshop is accessible via side bi-fold doors, with loft access providing even more storage potential, and the space can easily be converted back into a traditional garage if required.

## EXTERIOR

The property benefits from a beautifully enclosed rear garden, thoughtfully landscaped with low-maintenance AstroTurf and a stylish porcelain patio, perfect for outdoor dining and relaxation. Access into the side of the single detached garage with front store is accessed via an electric roller door. To the front, a driveway offers parking for two vehicles, adding further convenience and practicality.

## GENERAL INFORMATION

Built in 2022 and is still under NHBC guarantee

Freehold

Council Tax Band D - North East Derbyshire District Council

The EPC Rated B

Total Floor Area 1586.00 sq ft / 147.3 sq m

uPVC Double Glazing

Gas Central Heating

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



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



**PINEWOOD**