



Linden Court, Clay Cross, Chesterfield, Derbyshire S45 9HU

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 EPC

£220,000

PINEWOOD

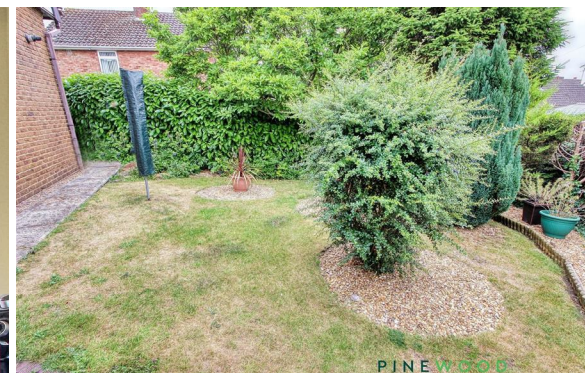


Linden Court Clay Cross Chesterfield Derbyshire S45 9HU

£220,000

**3 bedrooms
1 bathrooms
1 receptions**

- Integral Single Garage & Driveway For One Vehicle
- Three Generous Bedrooms - One with Built in Storage Cupboard/Wardrobe
 - Semi Detached Home - Generous Corner Plot
 - Modern Kitchen with Integrated Oven, Hob and Extractor
- Gas Central Heating - Worcester Combi Boiler - Mostly uPVC Double Glazing - Council Tax Band B - EICR Done 2025
 - Through Lounge Diner
- Peaceful Cul De Sac Setting - Popular Residential Estate - Walking Distance to the Town of Clay Cross
 - Bathroom with Shower Over Bath
- Corner Plot - Garden to Three Sides, South Facing Garden - Fully Enclosed
 - Close to the Main Commute/Bus Routes and Easy Access to the M1 Motorway



This modern three-bedroom semi-detached home is situated within a peaceful cul-de-sac development, surrounded by residential properties. Conveniently located, it offers excellent access to local amenities including shops, a superstore, leisure centre, schools and park. The property is just a short drive from the main A61 and provides easy access to the M1 motorway, offering excellent links to Nottingham, Chesterfield, Sheffield, and Alfreton.

The home benefits from gas central heating via a Worcester combi boiler and mostly UPVC double glazing. Internally, the accommodation comprises a through lounge diner with patio doors opening onto the rear garden, and a modern kitchen equipped with integrated oven, hob, and extractor.

There are three generous bedrooms, one featuring a built-in storage cupboard/wardrobe. The bathroom includes a shower over the bath. Additional features include an integral single garage with useful WC and driveway parking for one vehicle and potential to extend into the garage subject to planning permission (STPP).

Set on a generous corner plot, the property boasts gardens to three sides, including a fully enclosed south-facing side garden, providing ample outdoor space. The peaceful cul-de-sac setting within a popular residential estate makes this an ideal family home, with well-regarded local schools and excellent transport connections nearby, including bus routes and easy access to the M1 motorway.

Council Tax Band B. Electrical Installation Condition Report (EICR) completed in 2025.

VIDEO TOUR IS AVAILABLE - TAKE A LOOK AROUND

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ENTRANCE HALL/STAIRS AND LANDING

The entrance hall features a wooden front door, painted décor, carpeted flooring, a radiator, and an alarm system. Stairs lead to the first-floor landing, which includes a UPVC window, loft access, painted décor and continuation of the carpeted flooring.

LOUNGE DINER

24'2" x 12'5" (7.38 x 3.79)

A bright and spacious dual-aspect lounge diner featuring two UPVC windows and UPVC sliding doors that provide plenty of natural light and access to the rear garden. Finished with neutral painted décor, coving, fitted carpet, and two radiators, this versatile living space is ideal for relaxing or entertaining.

KITCHEN

9'6" x 7'6" (2.92 x 2.30)

The kitchen is fitted with sage green shaker-style wall and base units, laminated worktops, and tiled splashbacks. Appliances include a four-ring gas hob with oven and extractor. A stainless steel sink with chrome mixer tap sits beneath a UPVC window. The room also features a radiator and carpeted flooring. Access to the single integral garage.

BEDROOM ONE

13'6" x 10'7" (4.13 x 3.25)

Bedroom two is a spacious double room with dual aspect windows, fitted carpet, painted décor, space for wardrobes, and two radiators providing excellent comfort.

BEDROOM TWO

11'9" x 9'5" (3.60 x 2.89)

A spacious double bedroom located at the front of the property, featuring a UPVC window, fitted carpet, neutral painted décor, radiator, and a built-in storage cupboard.

BEDROOM THREE

9'7" x 8'0" (2.93 x 2.45)

A single bedroom positioned to the rear of the property, featuring a UPVC window, fitted carpet, painted décor, and a radiator—ideal as a child's room, home office, or dressing room.

BATHROOM

6'2" x 6'2" (1.90 x 1.90)

The bathroom is well-appointed with tiled-effect vinyl flooring, part tiled walls, and a neutral painted décor. It features a panelled bath with shower over, pedestal sink with chrome taps, low flush WC, and a skylight providing natural light.

GARDENS AND EXTERIOR

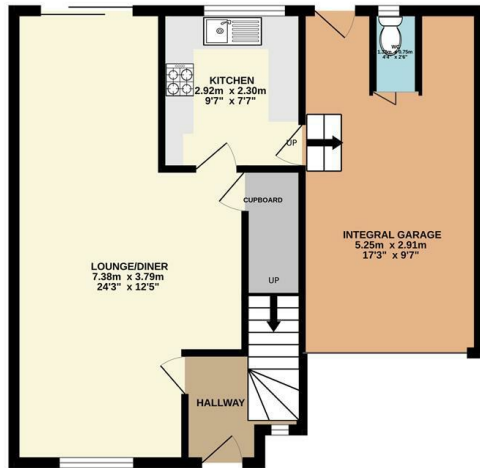
SINGLE GARAGE

17'2" x 9'6" (5.25 x 2.91)

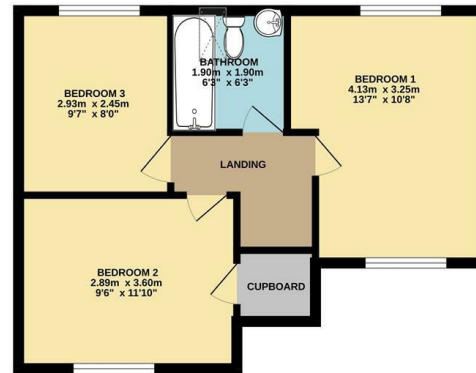
A single integral garage accessed via an up-and-over door, benefiting from lighting and power. Includes a rear wooden access door and houses a convenient separate WC. Ideal for secure parking, storage, or workshop use.



GROUND FLOOR
50.8 sq.m. (547 sq.ft.) approx.



1ST FLOOR
38.8 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 89.6 sq.m. (965 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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GROUND FLOOR WC IN GARAGE

4'4" x 2'5" (1.33 x 0.75)

A convenient separate WC located within the garage, featuring a low flush toilet and a frosted wooden window for natural light and privacy.

GENERAL INFORMATION

Washing Machine and Chest Freezer may be available by negotiation

Loft

Gas Central Heating - Worcester Combi Boiler Situated in the Garage and Serviced Annually

uPVC Double Glazing - New Patio Doors Fitted May 2024 -Fensa Certificate

Tenure - Freehold

EPC Rating - TBC

Total Floor Area - 965.00 sq ft / 89.6 sq m

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.

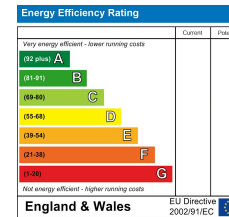
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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.

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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