



Pease Close, Clay Cross, Chesterfield, Derbyshire S45 9FE

3 2 1 EPC B

£190,000

PINEWOOD



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**3 bedrooms
2 bathrooms
1 receptions**

- Three Bed Family Home on a Popular residential Estate
- Two Bathrooms - Family Bathroom and Ensuite Shower Room - Ground Floor WC
- Bright Reception Room with uPVC Doors Leading out to the Rear Garden
 - End Town House with Driveway Parking
- Ideal for the Small Families, Couples, First Time Buyers or Investors
 - Built in 2020 - Builders Warranty Remaining
- uPVC double glazing Gas Central Heating - Combi Boiler - Freehold
 - Lovely Rear Landscaped Garden with Lawn and Patio
- Easy Access to the Amenities in Clay Cross and Only a Short Drive to Chesterfield and Alfreton
 - M1 Motorway Junct 29 Closeby



CALLING ALL SMALL FAMILIES OR FIRST TIME BUYERS

Nestled in the charming popular residential estate in Clay Cross, this nearly new end town house offers a delightful blend of modern living and comfort.

Built in 2020 so has builders warranty remaining the property boasts a contemporary design and is perfect for families or professionals seeking a stylish home.

Spanning an impressive 714 square feet, the house features a well-appointed reception room with UPVC doors leading out to the rear garden that provides a welcoming space for relaxation and entertainment. There is a useful under stairs store and ground floor WC, the sleek kitchen has space for a dining table and integrated appliances.

Upstairs The property comprises three spacious bedrooms, ensuring ample room for family members or guests. Additionally, there are two bathrooms, the family bathroom and a stylish ensuite shower room to the principal bedroom, which add convenience and privacy for all occupants. The principal bedroom also benefits from built-in wardrobes.

To the front is driveway parking and to the rear is an enclosed landscaped garden.

The location in Clay Cross is ideal, offering a friendly community atmosphere while being well-connected to nearby amenities and main transport links and M1 motorway access. Residents can enjoy the benefits of local shops, schools, and parks, making it a perfect choice for those who appreciate both tranquillity and accessibility.

This property is a fantastic opportunity for anyone looking to invest in a modern home in a desirable area. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

Entrance Hall

The hallway features wood-effect flooring and leads to the stairs, providing access to the rest of the home. It has a clean and straightforward design, making it a practical entry point to the property.

Kitchen/Diner

10'11" x 10'0" (3.34m x 3.06m)

This bright and modern kitchen/diner offers a sleek and practical space with white cabinetry and wood-effect worktops. It features an integrated oven with a gas hob, a fridge-freezer, a washing machine, and ample storage. A large window lets in plenty of natural light, creating a welcoming atmosphere for both cooking and dining.

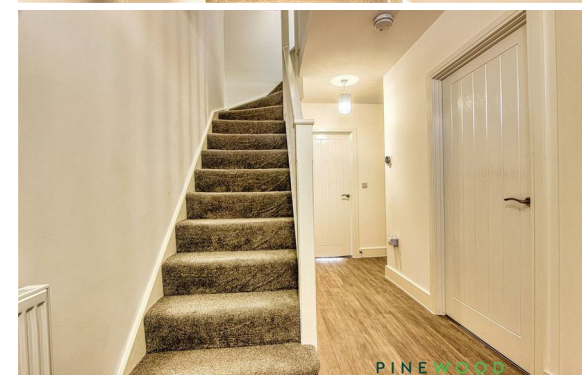
Ground Floor WC

3'3" x 5'10" (0.99m x 1.79m)

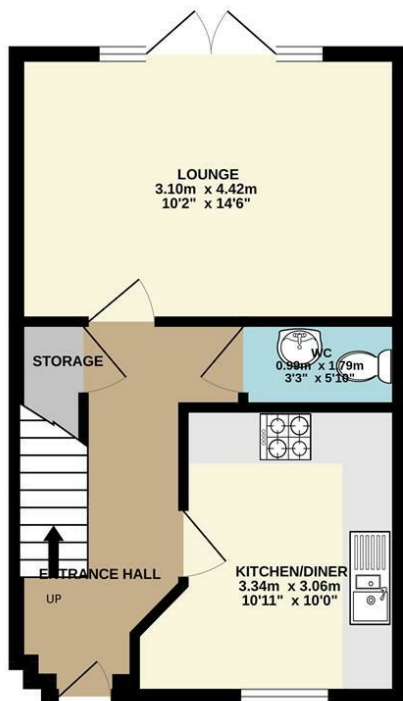
The ground floor WC is neatly designed with a white sink and toilet, complemented by neutral wall tones and wood-effect flooring, providing a convenient facility.

Landing

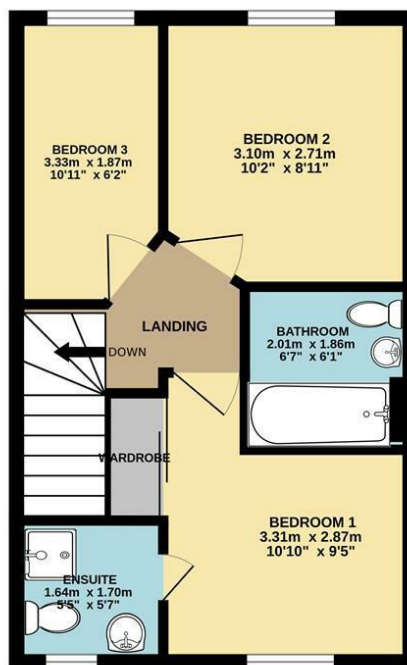
The landing on the first floor provides access to all three bedrooms and the family bathroom, with storage space available in a built-in wardrobe cupboard.



GROUND FLOOR
32.7 sq.m. (352 sq.ft.) approx.



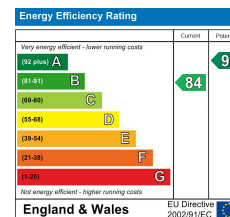
1ST FLOOR
33.6 sq.m. (362 sq.ft.) approx.



TOTAL FLOOR AREA : 66.3 sq.m. (714 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 1

10'10" x 9'5" (3.31m x 2.87m)

Bedroom one is a comfortable double room with a upvc window overlooking the rear of the property. It includes a built-in wardrobe and enjoys the added convenience of an en-suite shower room, featuring modern tiling and fittings.

Ensuite

5'5" x 5'7" (1.64m x 1.70m)

The en-suite shower room includes a modern shower cubicle, toilet, and sink, finished with neutral tiling that enhances the fresh and clean appearance.

Bedroom 2

10'2" x 8'11" (3.10m x 2.71m)

Bedroom two is a well-proportioned double bedroom with a upvc window providing garden views. The room benefits from natural light and a neutral décor, making it ideal for a child or as a guest room.

Bedroom 3

10'11" x 6'2" (3.33m x 1.87m)

Bedroom three is a single bedroom with a upvc window overlooking the front of the property. It is bright and cosy, suitable as a nursery, office, or guest room.

Rear Garden

The rear garden is a charming and private outdoor space featuring a paved patio area leading to a neatly maintained lawn. Steps lead up to a raised gravel section with a large shed, perfect for storage or as a workshop. The garden is fully enclosed with wooden fencing, making it a safe and pleasant area to relax or entertain.

Front Exterior

The front exterior presents a modern end-terrace brick home with driveway parking directly outside the front door. The neat frontage provides easy access and low maintenance, ideal for convenient living.

General Information

EPC - B RATED
COUNCIL TAX BAND: B - NEDDC
TOTAL FLOOR AREA: -
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING - COMBI BOILER
TENURE - FREEHOLD

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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