



Henderson Close, Clay Cross, Chesterfield, Derbyshire S45 9RQ

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EPC

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£230,000

PINEWOOD



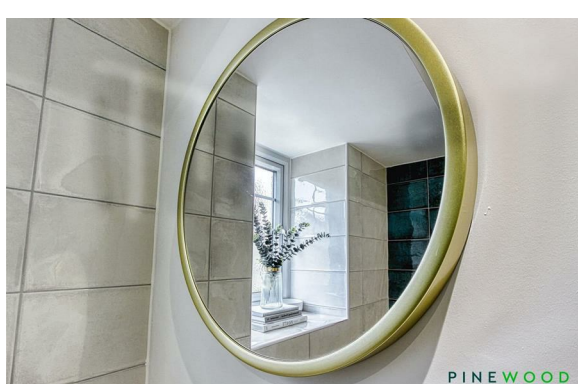
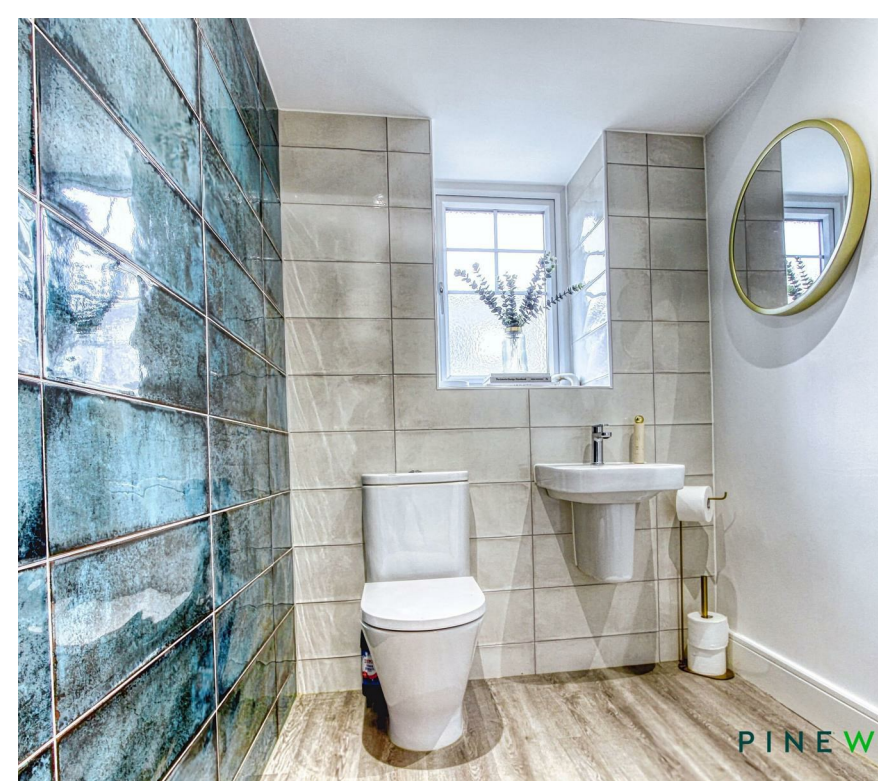
Henderson Close Clay Cross Chesterfield Derbyshire S45 9RQ

£230,000

**3 bedrooms
1 bathrooms
1 receptions**

- Stunning Ready to Move in Home, Built 2022 - New Build Warranty Remaining
 - Contemporary Kitchen Diner & Integrated Hotpoint Appliances
 - Driveway Parking for Two Cars
- Set on a Generous End Plot - Rear Enclosed South Facing Generous Family Sized Landscaped Garden
 - Inviting and Bright Living Room with Triple-Folding Doors to Rear Garden
 - Ground Floor WC/Cloakroom and Modern Bathroom with Shower over Bath
 - Inviting Open Plan Ground Floor Layout
- Cul De Sac Location on a Popular Residential Estate on the Edge of the Town of Clay Cross
 - Generous Bedrooms - Two Doubles - Space for Wardrobes and Single
 - Easy Access to the Nearby Amenities, Towns of Chesterfield, Alferton, Main Commuter Routes and Peak District





A beautifully presented three-bedroom semi-detached home, built in 2022 with a New Warranty remaining, occupying a generous end plot in a quiet cul-de-sac on a popular residential estate on the edge of Clay Cross. The property is ideal for families or commuters, with excellent access to Chesterfield and Alfreton, local schools, countryside walks, The Peak District, Five Pits Trail and green spaces nearby.

The open-plan ground floor features an entrance hall with built-in storage cupboard, contemporary kitchen diner with sleek base units, contrasting wall cupboards and integrated Hotpoint appliances, flowing into a dining area and into the dual-aspect living room. UPVC tri-folding doors open to the south-facing rear garden, creating a seamless indoor-outdoor space, complemented by wood panelling, and a spacious downstairs WC/cloakroom completes this floor.

Upstairs, the principal and second double bedrooms offer space for wardrobes, with a third single bedroom and a modern family bathroom with part-tiled walls, bath, and shower over bath.

The south-facing garden is generous, fully enclosed and landscaped with a patio and lawn, while the front offers driveway parking for two cars and a neat lawn with a pathway to the side entrance door. This ready-to-move-in home combines contemporary style, practical living, and excellent storage, making it a standout property in a sought-after location.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

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ENTRANCE HALL, STAIRS AND LANDING

The property is entered via a composite front door with a frosted full glazed panel, opening into a welcoming entrance hall finished with attractive wood-effect vinyl flooring. A radiator provides warmth, while built-in storage cupboard offer practical and convenient space for coats and household items. Stairs rise to the first floor, with carpet and enhanced by stylish panelling that adds character and charm to the space. The landing also benefits from loft access, further adding to the home's excellent storage solutions and overall functionality.

KITCHEN DINER

14'9" x 10'9" (4.50 x 3.28)

This stylish and well-appointed kitchen diner offers a modern and practical space ideal for both everyday living and entertaining. Featuring attractive grey wood-effect flooring and contemporary painted décor, the room is finished to a high standard throughout. A UPVC bay window allows for plenty of natural light, while tiled splashbacks complement the generous laminate work surfaces. The kitchen is fitted with a range of sleek, soft-close wall and base units in a sophisticated grey finish, beautifully contrasted by striking black wall-mounted cabinets. A stainless steel sink with mixer tap is perfectly positioned. Integrated appliances include a high-level Hotpoint oven and combi oven, alongside a hob set within the worktop, with integrated fridge and freezer. Inset spotlights enhance the contemporary feel, and there is ample room to accommodate a family dining table, making this a versatile and welcoming heart of the home.

GROUND FLOOR WC/CLOAKROOM

5'2" x 5'2" (1.60 x 1.60)

The ground floor WC is neatly presented and thoughtfully finished, featuring attractive wood-effect vinyl flooring and a combination of painted décor with part-tiled walls for a clean and contemporary look.

The suite comprises a low flush WC and a wall-mounted wash hand basin with chrome mixer tap. A UPVC frosted window allows for natural light while maintaining privacy, and a wall-mounted radiator ensures comfort. Inset spotlights complete the space, enhancing the spacious, bright and modern feel.

LIVING ROOM

14'9" x 9'6" (4.50 x 2.92)

The living room is a bright and spacious dual-aspect space, beautifully finished with wood-effect vinyl flooring and neutral painted décor. Wood panelling adds character and warmth, while UPVC window and triple folding doors flood the room with natural light and provide seamless access to the rear garden, creating an ideal space for both relaxation and entertaining.

BEDROOM ONE

14'9" x 10'11" (4.50 x 3.33)

Bedroom One is a well-proportioned principal bedroom, beautifully presented with neutral painted décor, space for wardrobes and complemented by a contemporary grey carpet. A UPVC window allows for excellent natural light, creating a bright and airy feel, while a radiator ensures year-round comfort. This inviting space provides a relaxing retreat at the end of the day.

BEDROOM TWO

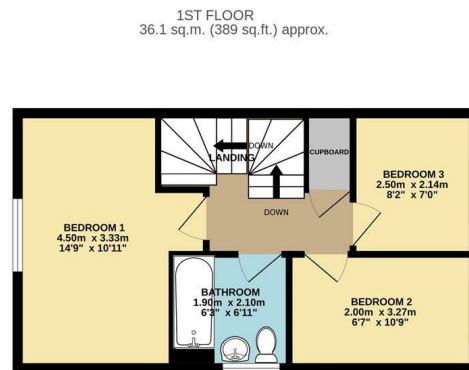
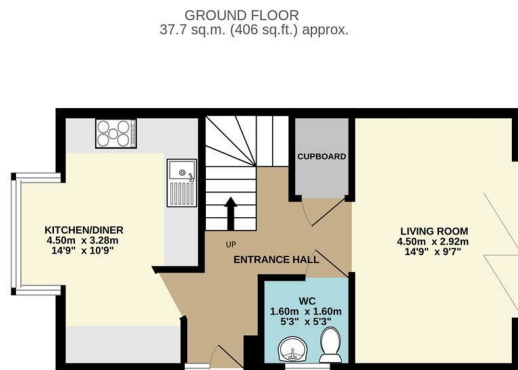
10'8" x 6'6" (3.27 x 2.00)

Bedroom Two is a generously sized and well-presented room, featuring a modern grey carpet and neutral décor to create a bright and inviting atmosphere. Dual UPVC windows allow for an abundance of natural light, enhancing the sense of space, while a radiator ensures comfort throughout the seasons. This versatile room is ideal for family living or guests alike.

BEDROOM THREE

8'2" x 7'0" (2.50 x 2.14)

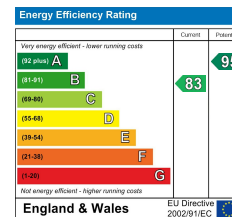
Bedroom Three is a well-proportioned single room positioned to the rear of the property, offering a pleasant and private outlook via a UPVC window. The room is tastefully presented with neutral painted décor and complemented by a modern grey carpet, creating a comfortable and versatile space ideal as a child's bedroom, guest room, dressing room or home office. A radiator ensures warmth and comfort throughout the year.



TOTAL FLOOR AREA : 73.8 sq.m. (795 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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BATHROOM

6'10"x 6'2" (2.10x 1.90)

The bathroom is stylishly appointed and finished to a modern standard, featuring tiled flooring and a combination of part-tiled walls with complementary painted décor. A low flush WC and a contemporary wall-mounted wash hand basin with chrome mixer tap provide a sleek and practical layout. A panelled bath with glass shower screen and chrome shower offers both bathing and showering facilities, while a wall-mounted chrome heated towel radiator adds a touch of luxury. Inset spotlights enhance the bright and fresh feel of the space, and a UPVC frosted window allows for natural light while maintaining privacy.

EXTERIOR

The property boasts a beautifully landscaped, south-facing rear garden, offering an ideal space for outdoor relaxation and entertaining. Fully enclosed for privacy, the garden enjoys plenty of sunshine throughout the day and features a paved patio area perfect for al fresco dining, alongside a well-maintained lawn. A garden shed provides useful additional storage, completing this attractive and low-maintenance outdoor space. To the front of the property a neatly presented lawn sits alongside a private driveway providing off-road parking for two vehicles. A pathway leads directly to the side entrance door, creating an attractive and welcoming approach to the home.

GENERAL INFORMATION

Built in 2022 and is still under NHBC guarantee

Freehold

Council Tax Band B - North East Derbyshire District Council

The EPC Rated B

Total Floor Area 795 sq ft / 73.8 sq m

uPVC Double Glazing

Gas Central Heating

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.

MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

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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