



North Street, Clay Cross, Chesterfield, Derbyshire S45 9PJ

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£170,000

PINEWOOD





# North Street Clay Cross Chesterfield Derbyshire S45 9PJ

## £170,000

**3 bedrooms  
1 bathrooms  
1 receptions**

- Generous Corner Plot - Potential For Extending or Adding a Garage (Stpp)
  - Gated Driveway for up to Four Cars - Gardens to Three Sides
    - Large Utility Room with Ground Floor WC
- Upgraded Kitchen (18 Months Ago) with Dining Area - uPVC Doors to Rear Garden
  - Lovely Spacious Lounge with Feature Fireplace
  - Modern Bathroom with White Suite and Shower over Bath
    - Built in Wardrobes to all Three Bedrooms
  - Gas Central Heating - uPVC Double Glazing - Council Tax Band A
- New Loft Insulation 2024 - New Combi Boiler 2024 - New Composite Front Door 2024
  - Close to Clay Cross Amenities and Main Commuter Routes





## A Spacious Family Home on a Generous Corner Plot

This well-presented three bed family home with over 1071.0sq ft of family accommodation which occupies a generous corner plot and offers versatile living accommodation, modern conveniences, and a bright, airy atmosphere throughout. The property features a welcoming entrance hall leading to kitchen diner which is both practical and stylish, with upgraded grey base units, laminated worktops, a pantry, and space for a dining table, through to the comfortable lounge with a fireplace and large front-facing window, creating a light-filled and inviting space.

The large utility room offers space and plumbing for a washing machine and tumble dryer, along with front and rear garden access and a convenient ground floor WC completes the practical space.

Upstairs, there are three bedrooms: a spacious rear-facing principal bedroom with garden views and two built-in wardrobes, a second double with fitted storage/wardrobes, and a bright dual aspect single ideal for a child, guest, or home office. The family bathroom is fully tiled and features a white suite with Jacuzzi-style bath with shower over, WC, and pedestal sink.

Externally, the home sits on a generous corner plot with a rear garden laid mainly to lawn, extended to two sides, and complemented by a patio for outdoor entertaining. To the front, a gated driveway provides parking for up to four vehicles, offering both convenience and security.

This property combines practical family living with spacious accommodation and outdoor space, making it an ideal home for modern family life.

**\*\*PLEASE NOTE THIS PROPERTY IS SYSTEM BUILT\*\***

VIDEO TOUR - TAKE A LOOK AROUND

Please call Pinewood Properties to arrange your viewing!

#### Entrance Hall, Stairs and Landing

13'3" x 6'7" (4.04 x 2.02)

The entrance hall features a UPVC front door and window, tiled-effect vinyl flooring, coving, and wallpapered décor, creating a welcoming first impression. A radiator provides warmth, and the space offers convenient access to the ground floor accommodation. The carpeted stairs lead to a bright landing area with a UPVC window allowing natural light to flow through. The landing includes a built-in cupboard, providing useful storage and practicality.

#### Kitchen Diner

22'1" x 10'2" (6.75 x 3.11)

A well-presented and functional kitchen diner featuring tiled-effect vinyl flooring and upgraded grey base units with laminated worktops, installed approximately 18 months ago. The room includes a stainless-steel sink with chrome mixer tap, a UPVC window allowing ample natural light, and a practical pantry for additional storage. There is space for an AGA-style cooker and a designated area for dining, ideal for family meals or entertaining. Finished with a mix of wallpaper and vinyl wall coverings, the kitchen offers an archway leading to the lounge diner, as well as access to the hallway and utility room, ensuring a smooth flow throughout the ground floor.

#### Lounge

14'10" x 11'6" (4.53 x 3.51)

A bright and welcoming lounge featuring carpet flooring, coving, and a combination of painted and wallpapered décor. A large front-facing UPVC window allows plenty of natural light, creating an airy and comfortable atmosphere. The focal point fireplace adds warmth and character, while a radiator ensures year-round comfort. Convenient access to the adjoining kitchen diner makes this an ideal space for both relaxing and entertaining.

#### Utility Room

16'5" x 7'0" (5.01 x 2.14)

A practical and well-appointed utility room featuring tiled flooring, wall and base cupboards for ample storage, and a laminated worktop. There is space and plumbing for both a washing machine and tumble dryer, ensuring convenience for everyday household tasks. The room benefits from a wooden rear door providing direct access to the garden, a composite internal door leading back into the home, and a wooden-framed window allowing natural light. Finished with painted and wallpapered décor, a radiator, and access to the ground floor WC, this space is both functional and stylish.

#### Ground Floor WC

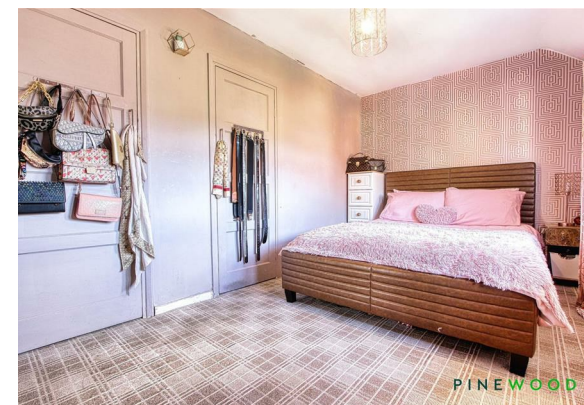
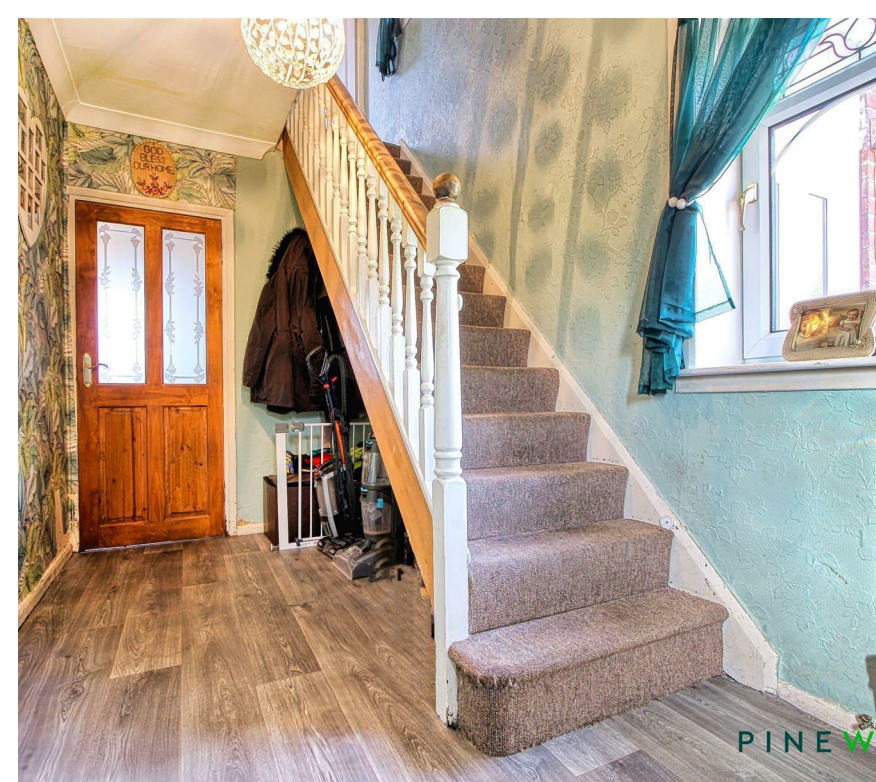
3'4" x 2'5" (1.02 x 0.75)

A compact and practical cloakroom featuring a white low-flush WC and hand basin. Finished in a neutral painted décor, this convenient space is ideally positioned on the ground floor for everyday use and guest access.

#### Bedroom One

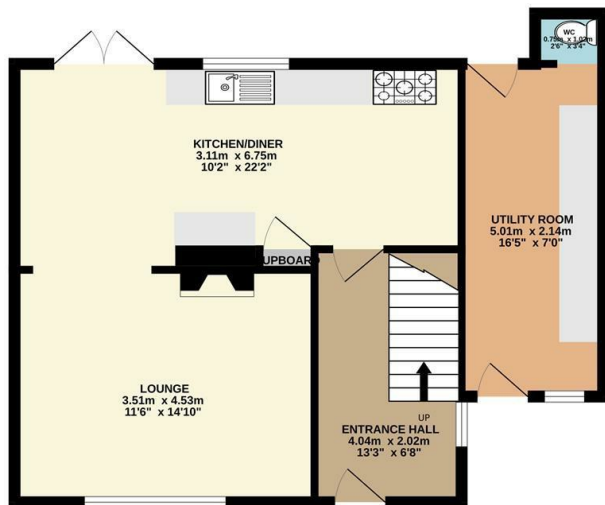
12'7" x 11'5" (3.85 x 3.50)

A spacious double bedroom positioned to the rear of the property, featuring carpet flooring and a tasteful painted décor with a feature wallpapered wall. The room benefits from three UPVC windows providing excellent natural light and pleasant views over the gardens to two sides. Ample storage is offered by two built-in wardrobes, while a radiator ensures year-round comfort.

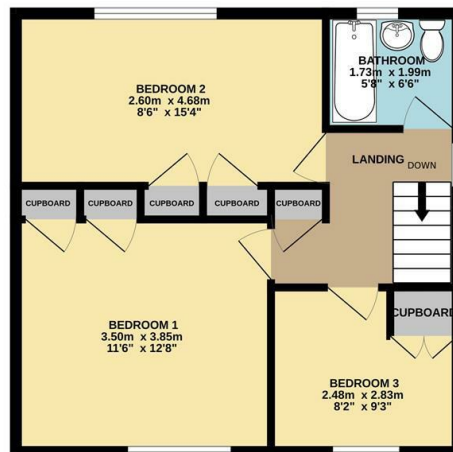




GROUND FLOOR  
55.4 sq.m. (596 sq.ft.) approx.



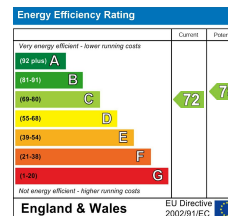
1ST FLOOR  
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA : 99.5 sq.m. (1071 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 Two

15'4" x 6'6" .196'10" (4.68 x 2.60)

A comfortable rear-facing double bedroom featuring carpet flooring and a large UPVC window that provides pleasant garden views. The room includes a fitted wardrobe offering practical storage space and also houses the combi boiler, making it both functional and well organised.

#### Bedroom Three

9'3" x 8'1" (2.83 x 2.48)

A bright single bedroom positioned to the front of the property, featuring dual-aspect UPVC windows that allow plenty of natural light. The room includes carpet flooring, a radiator, and wallpapered décor, along with a built-in wardrobe providing useful storage. This versatile space is ideal for use as a child's bedroom, guest room, or home office.

#### Bathroom

6'6" x 5'8" (1.99 x 1.73)

A well-presented bathroom featuring fully tiled walls and flooring, a UPVC rear-facing window, and a wall-mounted radiator. The suite comprises a white low-flush WC, pedestal wash basin with chrome taps, and a Jacuzzi-style bath with chrome fittings and an overhead shower, offering both comfort and functionality. The rear aspect allows natural light to fill the space while maintaining privacy, creating a clean and relaxing environment.

#### Exterior

Situated on a generous corner plot, the property boasts a rear garden laid mainly to lawn and extending to two sides, complemented by a patio area—ideal for outdoor dining or entertaining. To the front, a gated driveway provides parking for up to four vehicles, combining convenience with security.

#### General Information

This property is steel frame construction  
uPVC Double Glazing – New Composite Front Door Fitted 2024  
Gas Central Heating - New Combi Boiler Fitted 2024 (Warranty Remaining)  
Tenure - Freehold  
Total Floor Area  
Council Tax Band A - NEDDC  
EPC Rated D  
Loft - New Insulation Fitted 2024

#### 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 and Information

Providing support and guidance whether you a first time buyer, looking to move home, remortgaging with additional borrowing or just looking to secure another competitive mortgage deal our sister company Bishop & Co Mortgage Services is part of one of the UK's leading award winning mortgage and protection brokers. Please ask for more information

#### 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.

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

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