



Copenhagen Road, Clay Cross, Chesterfield, Derbyshire S45 9JF

 3  1  1  C

£180,000

PINWOOD



Copenhagen Road Clay Cross Chesterfield Derbyshire S45 9JF

£180,000

**3 bedrooms
1 bathrooms
1 receptions**

- Ideal for the Investors, First time buyers and couples
 - Pleasant cul de sac location
- Generous Corner Plot - Well presented family accommodation
 - Driveway parking for THREE CARS
 - Full enclosed rear garden, shed and patio
 - Downstairs WC/Cloakroom
- Modern bathroom with white suite and shower over shaped bath
- Popular residential estate -Short walk into the town of Clay Cross
- Great for access to the M1 motorway Junct 29, Main Commuter Routes and Peak District
- Upgraded Kitchen diner with integrated oven, hob and extractor - Space for dining table



GENEROUS CORNER PLOT – CUL-DE-SAC POSITION – IDEAL FOR FIRST TIME BUYERS, INVESTORS OR COUPLES

Pinewood Properties are delighted to offer this well-presented three-bedroom semi-detached home, positioned on a generous corner plot within a quiet cul-de-sac on a popular residential estate in Clay Cross. The property is ideally located for access to local amenities and offers excellent transport links to Chesterfield, Derby, Alfreton, M1 Motorway Junction 29, and the stunning Peak District National Park.

The accommodation briefly comprises an entrance hallway, ground floor WC/cloakroom, a lounge with built-in storage cupboard, and a well-equipped kitchen diner fitted with an integrated oven, hob and extractor, with uPVC French doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms and a modern family bathroom featuring a white suite and shower over a shaped bath.

Outside, the property enjoys a generous enclosed rear garden with lawn, paved patio, pebbled seating areas and a shed. To the front of the property is a tarmac driveway providing off-road parking for up to three vehicles.

Further benefits include uPVC double glazing and gas central heating.

VIDEO TOUR AVAILABLE

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING OR FOR FURTHER INFORMATION

ENTRANCE HALL

Featuring laminate flooring and neutral painted décor, the hallway provides a bright and welcoming entrance to the home. A composite front door offers security and durability, while a radiator ensures warmth and comfort.

DOWNSTAIRS WC/CLOAKROOM

3'1" x 5'8" (0.96 x 1.74)

Fitted with wooden laminate flooring and painted décor, this useful space includes a low flush WC and a pedestal wash hand basin with chrome taps and tiled splashbacks. A radiator provides warmth, and a UPVC frosted window allows natural light while maintaining privacy.

LOUNGE

14'11" x 13'2" (4.57 x 4.03)

A comfortable and inviting living space featuring laminate flooring and neutral painted décor. The room benefits from a UPVC window allowing plenty of natural light, a radiator for warmth, a built-in storage cupboard, and stairs rise to the first floor landing with loft access and built in storage cupboard.

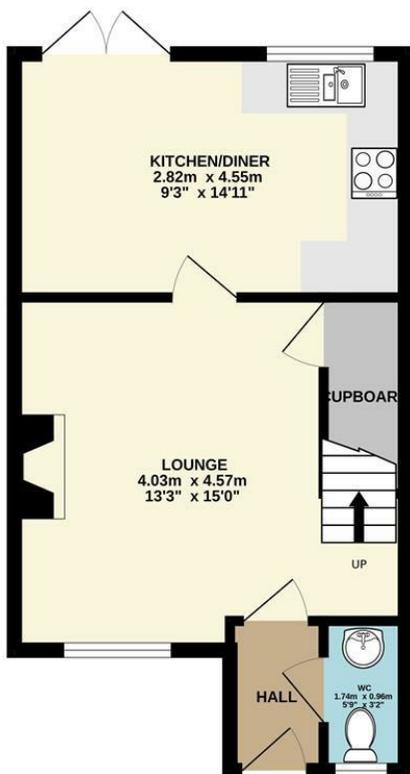
KITCHEN DINER

14'11" x 9'3" (4.55 x 2.82)

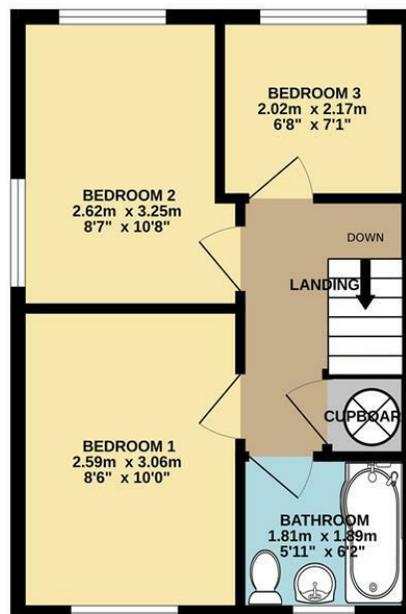
A modern and well-appointed kitchen diner featuring tiled flooring, neutral painted décor and a radiator. The space benefits from a UPVC window and UPVC French doors providing excellent natural light and access to the garden. The kitchen is fitted with a range of grey shaker-style wall and base units with drawers, complementary work surfaces and tiled surrounds with window sills. Appliances include an oven with four-ring induction hob and extractor hood over. There is a 1.5 bowl composite sink with chrome mixer tap, space and plumbing for a washing machine, and space for a tall fridge freezer.



GROUND FLOOR
34.1 sq.m. (367 sq.ft.) approx.



1ST FLOOR
31.8 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA : 65.9 sq.m. (709 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FAMILY SUITE

6'2" x 5'11" (1.89 x 1.81)

Fitted with tiled flooring and part tiled, part painted walls. The suite comprises a low flush WC, pedestal wash hand basin with chrome mixer tap and a shaped bath with glass screen and chrome shower over. Additional features include a UPVC frosted window and extractor fan

BEDROOM ONE

8'5" x 10'0" (2.59 x 3.06)

A double bedroom positioned to the front aspect, featuring carpeted flooring, neutral painted décor, radiator, UPVC window and space for wardrobes.

BEDROOM TWO

8'7" x 10'7" (2.62 x 3.25)

A spacious double bedroom benefiting from a dual aspect with two UPVC windows allowing plenty of natural light. The room features carpeted flooring, neutral painted décor and a radiator.

BEDROOM THREE

7'1" x 6'7" (2.17 x 2.02)

A single bedroom positioned to the rear aspect, featuring carpeted flooring, neutral painted décor, a radiator and a UPVC window allowing natural light.

EXTERIOR

The property sits on a generous plot with a driveway providing off-road parking for up to three cars. The rear garden is fully enclosed and features a lawn, shed, and paved patio, offering a private and versatile outdoor space for relaxing or entertaining.

GENERAL

Tenure: Freehold

Energy Performance Rating: D

Total Floor Area: 709.00 sq ft / 65.9 sq m

Fully 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

PINEWOOD

