



Ore Street, Clay Cross, Chesterfield, Derbyshire S45 9FU

4

2

1

EPC

B

£280,000

PINEWOOD



Ore Street Clay Cross Chesterfield Derbyshire S45 9FU

£280,000

**4 bedrooms
2 bathrooms
1 receptions**

- NEARLY NEW BECKETT STYLE - BUILT 2022 - BUILDERS WARRANTY REMAINING
- CLOSE TO ALL THE AMENITIES IN THE TOWN OF CLAY CROSS
- SHORT DRIVE INTO NEARBY TOWNS OF CHESTERFIELD, ALFRETON, MANI COMMUTER ROUTES AND M1 MOTORWAY
- DRIVEWAY PARKING FOR TWO CARS AND SINGLE GARAGE
- UPVC FRENCH DOORS LEADING TO THE REAR LANDSCAPED FULLY ENCLOSED SOUTH FACING GARDEN
- MODERN KITCHEN DINER WITH INTEGRATED OVEN, HOB AND EXTRACTOR
 - UTILITY ROOM - GROUND FLOOR WC
- PRINCIPAL BEDROOM ON 2ND FLOOR WITH ENSUITE SHOWER ROOM AND BUILT IN WARDROBES AND ADDITIONAL BUILT IN STORAGE CUPBOARD
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND C
- SPACIOUS LOUNGE AREA WITH BUILT IN UNDER STAIRS STORAGE





A beautifully presented and spacious four-bedroom BECKETT style semi detached townhouse arranged over three floors, built in 2022 and offering flexible modern living in a popular and convenient location. The property benefits from a south-facing landscaped garden, driveway parking for two vehicles, and a detached garage with power and lighting.

The entrance hall features access to the lounge which offers a cosy space with a built-in storage cupboard and neutral décor. To the rear, the kitchen/diner is the heart of the home, complete with soft grey units, laminated worktops, 1.5 stainless steel sink with chrome mixer tap, four-ring gas hob, oven, extractor, and integrated dishwasher. UPVC French doors open to the garden, and there is ample space for a dining table. The adjacent utility room provides additional storage and worktop space, plumbing for appliances, and a larder-style cupboard with rear access. The ground floor includes a stylish WC with wall panelling, low flush WC, and pedestal sink.

The first floor features three well-proportioned bedrooms. Bedroom two is a double to the front, bedroom three is a double to the rear, and bedroom four is a single—ideal as a home office or nursery. The family bathroom is fitted with a bath, pedestal sink with chrome mixer tap, low flush WC, and part-tiled walls.

Occupying the top floor is the impressive principal bedroom, a spacious double with built-in wardrobes and additional storage. The stylish ensuite includes a walk-in shower cubicle with chrome fittings, pedestal sink, and low flush WC.

Externally, the property features a driveway for two vehicles leading to a detached single garage with up-and-over door, power and lighting. The rear garden is fully enclosed, south-facing, and landscaped with a patio and lawn—ideal for relaxing or entertaining.

This well-maintained and versatile home is ideal for families and professionals alike. Early viewing is highly recommended.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

ENTRANCE HALL/STAIRS AND LANDINGS

Welcoming entrance hall featuring a stylish composite door with frosted glazed panels, providing privacy while allowing natural light to flow through. Finished with modern painted décor, a sleek grey carpet underfoot, and a central heating radiator for comfort. Spacious first landing offering a built-in storage cupboard for added convenience. Neutrally decorated with matching grey carpet, painted walls, and a radiator. Stairs lead to the second floor, with radiator giving access to the principal bedroom.

LOUNGE

16'7" x 12'5" (5.08 x 3.80)

A bright and inviting reception room featuring a built-in storage cupboard, neutral décor, and a soft grey carpet that adds a contemporary touch. A uPVC window allows for ample natural light, complemented by a central heating radiator for year-round comfort.

KITCHEN DINER

15'6" x 11'2" (4.74 x 3.41)

A stylish and functional kitchen diner featuring wood-effect vinyl flooring and modern painted décor with decorative wall panelling. Soft grey wall and base units are complemented by a laminated worktop and a 1.5 stainless steel sink with a chrome mixer tap. Appliances include a four-ring gas hob, built-in oven and grill, extractor hood, and integrated dishwasher. The space comfortably accommodates a dining table, while uPVC French doors open out to the rear garden, creating a bright and airy atmosphere perfect for everyday living and entertaining.

UTILITY ROOM

6'8" x 5'10" (2.05 x 1.79)

A practical and well-presented utility space fitted with wood-effect vinyl flooring and neutral painted décor. Includes a laminated worktop, larder-style cupboard, and space with plumbing for both a washing machine and tumble dryer. The room also features an extractor fan, radiator, and a uPVC door providing external access.

GROUND FLOOR WC

5'10" x 3'3" (1.80 x 1.00)

A well-appointed ground floor cloakroom featuring wood-effect vinyl flooring, painted décor with stylish wall panelling, and a uPVC window for natural light and ventilation. Fitted with a low flush WC, pedestal wash basin with chrome mixer tap, radiator, and a wall-mounted combi boiler neatly positioned for convenience.

BEDROOM FOUR

10'6" x 6'7" (3.21 x 2.01)

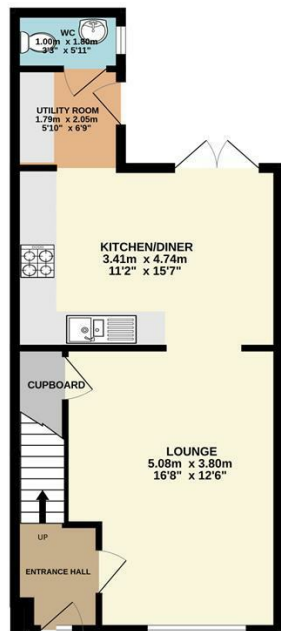
A single bedroom positioned to the rear of the property, featuring a fitted carpet, neutral painted décor, uPVC window providing natural light, and a central heating radiator. Ideal as a child's room, home office, or guest space.

BEDROOM THREE

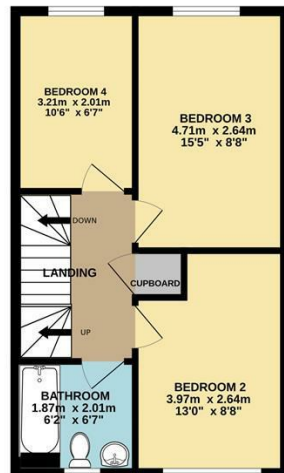
15'5" x 8'7" (4.71 x 2.64)

A well-proportioned double bedroom situated at the rear of the property, featuring neutral painted décor and fitted carpet. A uPVC window offers natural light, while a central heating radiator ensures year-round comfort.

GROUND FLOOR
44.4 sq.m. (478 sq.ft.) approx.



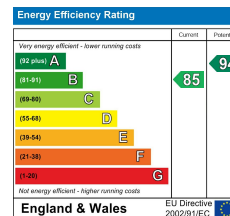
1ST FLOOR
40.0 sq.m. (430 sq.ft.) approx.



2ND FLOOR
26.9 sq.m. (289 sq.ft.) approx.



TOTAL FLOOR AREA : 111.2 sq.m. (1197 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.
Made with Metropix ©2025



BEDROOM TWO

13'0" x 8'7" (3.97 x 2.64)

A generously sized double bedroom located at the front of the property. Finished with neutral painted décor and carpeted flooring, this room benefits from a full-length uPVC window that allows for plenty of natural light, along with a central heating radiator for added comfort and space for wardrobes.

FAMILY BATHROOM

6'7" x 6'1" (2.01 x 1.87)

A bright and functional family bathroom fitted with vinyl flooring and a combination of painted and part-tiled walls. Features include a panelled bath, pedestal wash basin with chrome mixer tap, and a low flush WC. A uPVC frosted window provides privacy and natural light, complemented by a radiator and extractor fan for ventilation.

BEDROOM ONE (2ND FLOOR)

20'11" x 11'11" (6.38 x 3.64)

A generously sized double bedroom situated on the second floor, enjoying a bright dual aspect with two uPVC windows that allow plenty of natural light. Tastefully finished with neutral painted décor and soft carpet underfoot, the room also boasts built-in wardrobes, an additional storage area, and the comfort of two radiators

ENSUITE SHOWER ROOM

8'1" x 5'6" (2.47 x 1.70)

A modern ensuite shower room featuring tiled-effect vinyl flooring and contemporary painted décor. Comprising a pedestal wash basin with chrome mixer tap, low flush WC, and a walk-in shower cubicle with a chrome shower. Additional features include uPVC skylights providing natural light, a radiator, and an extractor fan for ventilation.

EXTERIOR

The property benefits from a private driveway providing off-road parking for two vehicles, with direct access to the single detached garage. To the rear, you'll find a fully enclosed, south-facing garden that has been tastefully landscaped, featuring a patio area ideal for outdoor dining and a well-maintained lawn—perfect for relaxing or entertaining.

SINGLE DETACHED GARAGE

A single detached garage with an up-and-over door, equipped with lighting and power—ideal for secure parking or additional storage.

EXTERIOR

GENERAL INFORMATION

Tenure: Freehold
Total Floor Area: 1197.00 sq ft / 111.2 sq m
Council Tax Band C
EPC Rated B
Gas Central Heating
uPVC Double Glazing

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

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