



Vicarage Gardens, Clay Cross, Chesterfield, Derbyshire, S45 9BB

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£465,000

PINEWOOD



# Vicarage Gardens, Clay Cross, Chesterfield, Derbyshire, S45 9BB



£465,000

2 bedrooms  
1 bathrooms  
1 receptions

- ELEVATED CORNER CUL DE SAC POSITION WITH FAR REACHING VIEWS
- DOUBLE GARAGE WITH BLOCK PAVED DRIVEWAY FOR TWO CARS
- LANDSCAPED GARDENS TO THREE SIDES
- NEW COMBI BOILER AND HEATING SYSTEM FITTED 2022
- CONSERVATORY TO REAR WITH FAR REACHING VIEWS OF DERBYSHIRE
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- REFITTED FOUR PIECE BATHROOM SUITE
- LUXURIOUS LOUNGE WITH NEW MARBLE FIREPLACE
- SUPERB SHAKER STYLE KITCHEN WITH INTEGRATED APPLIANCES AND BREAKFAST BAR
- POTENTIAL TO MAKE A THREE BED HOME



**\*\*CORNER CUL DE SAC ELEVATED POSITION WITH FAR REACHING VIEWS OVER DERBYSHIRE\*\*UPGRADED AND IMPROVED\*\*GENEROUS CORNER PLOT\*\*Pinewood Properties are delighted to offer this TWO double bed (potential to make bedroom two into two bedrooms) upgraded and improved detached bungalow sitting in an elevated position in a quiet cul de sac in the location of Stretton, just outside Clay Cross. With far reaching views over Derbyshire, ideally positioned for access to all the amenities that Clay Cross offers and only a short drive into the towns of Chesterfield and Alfreton and great for access to the major transport routes, M1 Motorway and bus routes. The property has recently been fully refurbished to a SUPERB standard. The property is entered into the porch then hallway with storage cupboard, luxurious lounge to the right with a newly fitted marble fireplace and bay window, superb newly fitted shaker style kitchen diner with a host of integrated appliances and breakfast bar, master double bedroom with ensuite shower room, fully re fitted bathroom with four piece white suite, shower cubicle and bath and a large conservatory overlooking the rear garden with views across Derbyshire. To the side is a double garage with two new electric doors and driveway parking for two cars, With landscaped gardens to three sides, uPVC Double Glazing and Gas Central Heating ( New Combi Boiler/Heating System fitted 2022)**

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION\*\***

### UPGRADES AND NEW ITEMS

Upgrades Completed in 2021/2022\*\*Fully Landscaped Rear Garden\*\*NEW uPVC Soffits and Facias Replaced\*\*Roof Tiles and Ridges Professionally Cleaned\*\*External Lighting\*\*Two NEW Electric Garage Doors With Remote Control\*\*NEW Composite Front Door and Frame\*\*NEW Tinted Conservatory Roof and NEW Tiled Flooring\*\*Fully Refurbished Individually Designed Shaker Style Kitchen with Integrated Appliances, Tiling and Lighting\*\*Lounge With a NEW Marble Fireplace\*\*Loft Ladder Fitted To The Loft Hatch and Lighting Installed In The Loft\*\*Brand NEW Combi Boiler and NEW Heating System\*\*Fully Refitted Four Piece Bathroom Suite with Full Tiling\*\*

### ENTRANCE HALL

Accessed via a composite door that leads into the porch area, there is a tiled flooring area for shoes and a step up into the main area. Having new carpeted flooring, loft hatch to the ceiling, storage cupboard and access to the bungalow.

### LOUNGE

11'9" x 17'5" into bay (3.59 x 5.33 into bay )

This spacious and luxurious lounge is presented to the most highest of standards. The focal point of the room is the newly fitted gas fire which is inset into a stunning new marble fire surround. There is a double glazed bay window to the front that allows for plenty of natural light to flow into the room. The lounge also benefits from neutral décor, carpeted flooring and radiator.

### KITCHEN DINER

18'10" x 13'0" (5.76 x 3.97)

Newly fitted shaker style blue wall and base units with roll edge work surfaces, matching breakfast bar and one full wall of floor to ceiling matching larder style cupboards. There is a great range of integrated appliances.

These include a Lamona four ring gas hob with extractor over, high level Lamona electric oven and combination microwave, Integrated Lamona dishwasher and double Belfast style sink with a mixer tap over. The kitchen offers space and plumbing for a washing machine, wine cooler and fridge/freezer. Having newly tiled walls, uPVC double glazed window to the rear and uPVC patio doors leading into the conservatory.

### CONSERVATORY

9'1" x 14'2" (2.77 x 4.33)

This wonderful refurbished conservatory is in an elevated position and offers the most stunning un-spoilt views over Derbyshire and the landscaped rear garden. There is a newly fitted tinted blue glass roof, wall mounted radiator making this a room which can be used all year round.

### BEDROOM TWO

11'10" x 17'0" (3.63 x 5.20)

This rear dual aspect double bedroom could easily be converted back to two bedrooms. This lovely main bedroom has been decorated in tasteful tones and offers plenty of space for free standing furniture. The bedroom allows for plenty of natural light to flow into the room and there are two wall mounted radiators.

### BEDROOM ONE

13'7" x 10'7" (4.15 x 3.25)

Having a full wall of fitted wardrobes with shelf and hanging space, carpeted flooring, dual aspect uPVC double glazed windows to the front and side and wall mounted radiator. There is a door into the en-suite shower.

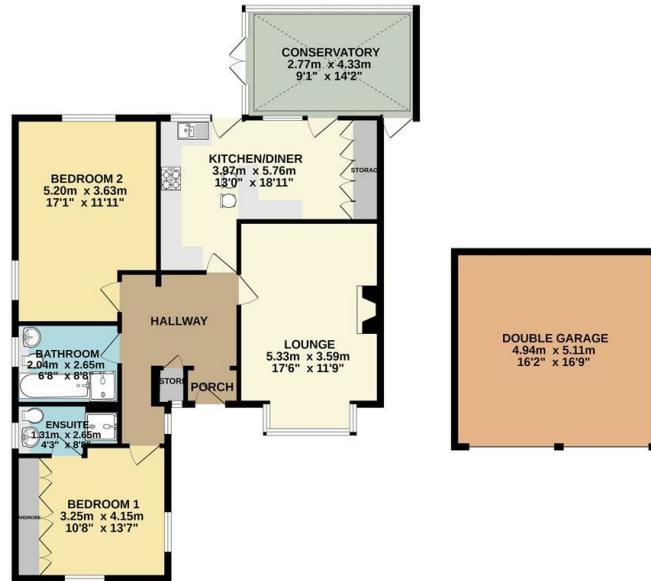
### ENSUITE SHOWER ROOM

4'3" x 8'8" (1.31 x 2.65)

The ensuite has a white suite comprising of a low level w/c, pedestal sink, shower enclosure, fully tiled walls, wall mounted radiator, uPVC double glazed window to the side and extractor fan.



**GROUND FLOOR**  
122.0 sq.m. (1313 sq.ft.) approx.



TOTAL FLOOR AREA: 122.0 sq.m. (1313 sq ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to their operability or efficiency can be given.  
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**BATHROOM**

8'8" x 6'8" (2.65 x 2.04)

This is a stunning fully tiled bathroom with a four piece suite in the ideal place to relax. Fitted with a new white suite which comprises of panelled bath, vanity unit with vanity cupboards which also incorporates the w/c and sink with chrome mixer tap and a double shower cubicle with glass door. With inset ceiling spot lights and chrome wall mounted heated towel rail.

**DOUBLE GARAGE**

16'9" x 16'2" (5.11 x 4.94)

Double garage with two NEW electric doors and a block paved driveway for two cars.

**OUTSIDE**

The bungalow is sat on a very deceiving, generous sized plot. There is a path to the front of the bungalow which takes you past a small garden to the front and leads you to the front door. The path continues to the side where a gate can be found and this leads you to the rear landscaped garden. The current owner has recently finished the landscaping of the garden and there are now lovely raised flower beds with a variety of shrubs that will provide colour to the garden throughout the rear. There is a path with steps that leads the full way round the garden and there are numerous seating areas, well stocked borders and pagoda. To the other side is a gated access useful for bin storage and access into the conservatory.

**GENERAL**

Tenure: Freehold  
 Energy Performance Rating: D  
 Total Floor Area: 1313.0 sq ft / 122.0 sq m  
 Fully uPVC Double Glazing  
 Gas Central Heating  
 Council Tax Band D

**DISCLAIMER**

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are traveling some distance to view.

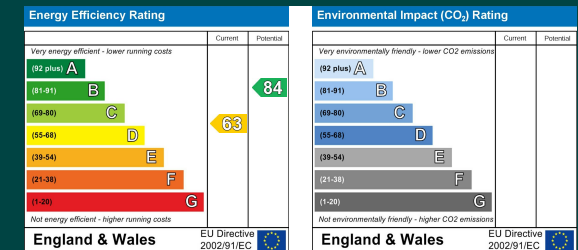
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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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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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