



Ashton Road, Clay Cross, Chesterfield, Derbyshire S45 9FA

3

2

1

EPC

C

£280,000

PINWOOD



Ashton Road Clay Cross Chesterfield Derbyshire S45 9FA



£280,000

**3 bedrooms
2 bathrooms
1 receptions**

- South Facing Enclosed Rear Landscaped Garden With Manicured Lawn and Patio
- Principal Double Bedroom With stylish En-Suite Shower Room and Built in Wardrobes
 - Driveway Parking For Several Cars and Single Integral Garage
 - Ground Floor WC and Utility Room
- Spacious Versatile Garden/Family Room With Patio Doors To The Rear Garden
 - Modern Fitted Family Bathroom With White Suite and Shower over Bath
 - Two Reception Rooms - Lounge with Feature Fireplace and Dining Room
 - UPVC Double Glazing and Gas Central Heating - Council Tax Band C
- Stunning Gloss Well Equipped Kitchen with High End Integrated Appliances and Quartz Worktops
- Situated on a Popular Residential Estate Close to all the Amenities in Clay Cross and Easy Access to the Main Commuter Routes and M1 Motorway



Stunning Extended Three-Bedroom Detached Home with South Facing Landscaped Garden, Single Garage & En-Suite

Deceptively spacious and beautifully extended to the rear, this superb detached property offers over 1,205 sq. ft of stylish, contemporary versatile living space, perfect for modern family life. Situated on a popular residential estate in Clay Cross, it provides excellent access to all the local amenities, main commuter/bus routes, The Peak District and the M1 Motorway.

This family home features an entrance hall, bright lounge with a feature fireplace, a separate dining room, and a spacious, versatile garden/family room with UPVC patio doors opening onto the south-facing, landscaped rear garden with manicured lawn and patio. The stunning grey gloss kitchen is equipped with high-end integrated appliances and quartz worktops, with a useful utility room and convenient ground floor WC.

Upstairs, the principal double bedroom includes built-in wardrobes and a stylish en-suite shower room, while the two additional bedrooms are served by a modern fully tiled family bathroom with white suite and shower over bath.

Externally, the property benefits from a driveway providing parking for up to three cars and a single integral garage. Additional features include uPVC double glazing, gas central heating (combi boiler), and Council Tax Band C.

This is a fantastic opportunity to purchase a spacious, move-in-ready home in a sought-after location—ideal for families, professionals, and commuters alike.

Early viewing is essential—this one won't be around for long!

ENTRANCE HALL/STAIRS AND LANDING

Welcoming entrance hall with a stylish composite front door, wood-effect Karndean flooring and painted décor. Stairs rise to the first-floor landing, which includes a built-in storage cupboard housing the boiler and provides access to the loft.

LOUNGE

16'5" into bay 10'8" (5.02 into bay 3.26)

A bright and inviting reception room featuring a uPVC bay window, a stylish feature fireplace with gas fire, and wood-effect Karndean flooring. Painted décor with a feature wallpapered wall adds a modern touch. Two radiators provide warmth, and double doors open into the dining room, creating a perfect flow for entertaining.

DINING ROOM

89'2" x 8'6" (272 x 2.61)

A well-presented space is open plan to the garden/family room, featuring wood-effect Karndean flooring, painted décor, a radiator, and a feature wallpapered wall—ideal for both everyday dining and entertaining.

GARDEN/FAMILY ROOM

13'3" x 8'10" (4.04 x 2.71)

A bright and versatile space with ample uPVC windows and uPVC French doors that flood the room with natural light and provide direct access to the rear garden. This brick-built extension features a wall-mounted radiator, inset spotlights, Karndean flooring and a skylight uPVC window—making it a perfect area for relaxing, entertaining, or use as a playroom or home office.

GROUND FLOOR WC

4'11" x 3'10" (1.50 x 1.19)

Stylishly finished with part-tiled, part-painted décor and wood-effect Karndean flooring. Fitted with a low flush WC and a modern vanity unit featuring a composite worktop and ceramic sink with chrome mixer tap. Includes a radiator, extractor fan, and internal access to the single garage—combining practicality with sleek design.

KITCHEN

13'5" x 7'7" (4.10 x 2.32)

Beautifully designed and fully equipped, this contemporary kitchen boasts a range of high-end integrated appliances including a four-ring NEFF induction hob with extractor, NEFF high-level oven, microwave/combi oven, and a Candy dishwasher. A 1.5 bowl sink with chrome mixer tap is set into sleek quartz worktops, complemented by grey gloss soft-close drawers, wall and base units, and stylish tiled surrounds. Finished with painted décor, Karndean flooring, inset spotlights, a radiator, and a uPVC window, there is also space for a tall fridge freezer—offering both style and practicality in equal measure.

UTILITY ROOM

9'0" x 7'6" (2.75 x 2.29)

A practical and well-designed space featuring uPVC windows and a door providing direct access to the rear garden. Finished with wood-effect Karndean flooring and painted décor, it includes base units with a laminated worktop, offering space and plumbing for both a washing machine and tumble dryer. A larger style cupboard provides additional storage, with space for an additional tall fridge freezer, making this a highly functional addition to the home.

SINGLE INTEGRAL GARAGE

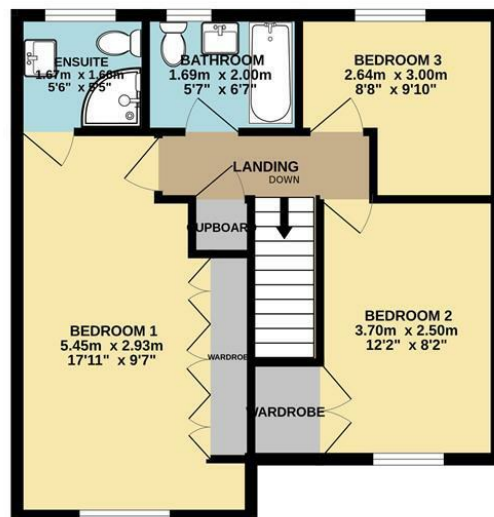
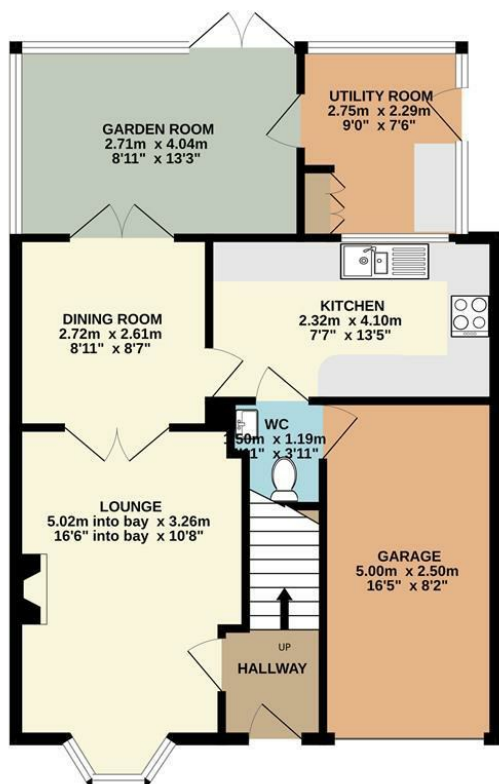
16'4" x 6'6" (5.00 x 2.00)

The single integral garage has lighting and power with electric roller door.



GROUND FLOOR
66.0 sq.m. (711 sq.ft.) approx.

1ST FLOOR
45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA : 111.9 sq.m. (1205 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BEDROOM ONE

17'10" x 9'7" (5.45 x 2.93)

A spacious double bedroom to the front aspect featuring built-in wardrobes, fitted carpet, painted décor and a radiator. Offers direct access to a stylish en-suite shower room, creating a comfortable and private principal bedroom suite.

ENSUITE SHOWER ROOM

5'5" x 5'5" (1.67 x 1.66)

A stylish, fully tiled en-suite featuring a corner shower cubicle, low flush WC, and a ceramic sink with chrome mixer tap set into a sleek white gloss vanity unit. Additional features include a wall-mounted radiator, extractor fan, uPVC frosted window, and durable wood-effect vinyl cushion flooring—combining modern design with everyday functionality.

BEDROOM TWO

12'1" x 8'2" (3.70 x 2.50)

A comfortable double bedroom to the front aspect, featuring built-in wardrobe/storage, fitted carpet, painted décor, a radiator, and a uPVC window—providing a bright and comfortable living space.

BEDROOM THREE

9'10" x 8'7" (3.00 x 2.64)

A bedroom to the rear aspect, offering carpeted flooring, painted décor, a radiator, and a uPVC window. The room provides space for wardrobes, making it a versatile and comfortable bedroom.

FAMILY BATHROOM

6'6" x 5'6" (2.00 x 1.69)

A stylish part-tiled bathroom featuring a white three-piece suite comprising a bath with shower over, low flush WC, and a white gloss vanity unit with ceramic sink and chrome mixer tap. Finished with wood-effect vinyl cushion flooring, a uPVC frosted window, wall-mounted radiator, and extractor fan for added comfort and practicality.

EXTERIOR

To the front, a tarmac driveway provides parking for up to three cars. The fully enclosed south-facing rear garden features manicured lawn, well-stocked borders, a patio area, and a shed. There is also a bar structure available by separate negotiation—perfect for outdoor entertaining and relaxing.

GENERAL INFORMATION

EPC: TBC

COUNCIL TAX BAND: C

UPVC DOUBLE GLAZING

TOTAL FLOOR AREA: 1205.00 SQ FT / 111.90 SQ M

GAS CENTRAL HEATING - COMBI BOILER

LOFT: PARTIALLY BOARDED WITH LIGHTING, POWER INSULATION AND PULL DOWN LADDER

HOUSE AND GARAGE ALARMED

SHED INCLUDED IN THE SALE

TENURE: FREEHOLD

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.

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