

50% Share



Stephenson Lane, Clay Cross, Chesterfield, Derbyshire S45 9FS

4 2 1 EPC B

£140,000

PINEWOOD





# Stephenson Lane Clay Cross Chesterfield Derbyshire S45 9FS

**£140,000**

**4 bedrooms  
2 bathrooms  
1 receptions**

- 50% SHARE OF THE PROPERTY - RENT £420 PCM
- GROUND FLOOR WC - ENSUITE - FAMILY BATHROOM
  - 2 RECEPTION ROOMS
- SEMI-DETACHED HOUSE - THREE FLOORS
- LOCATED ON A PUPULAR RESIDENTIAL ESTATE
  - GREAT FAMILY HOME
  - AMPLE LIVING SPACE
- CONVENIENT LOCATION - CLOSE TO ALL THE AMENITIES IN CLAY CROSS
  - VIEWING RECOMMENDED
  - NEW BUILD WARRANTY REMAINING





50% SHARE OF THE PROPERTY - RENT £420 PCM

Nestled on the charming Stephenson Lane in Clay Cross, Chesterfield, this delightful semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,322 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

With four well-appointed bedrooms, there is ample space for families or those seeking a home office. The property features three bathrooms, ensuring convenience for all residents.

Outside, you will find parking available for up to three vehicles, a valuable asset in this desirable area. This home is not just a place to live; it is a sanctuary that provides both space and functionality.

Whether you are looking to settle down in a friendly community or seeking a property with room to grow, this residence on Stephenson Lane is a wonderful opportunity not to be missed.

A must-see home offering style, comfort, and practicality—get in touch today to arrange a viewing with Pinewood Properties!

#### Entrance Hall

A lovely entrance, sleek and modern.

Before;

#### Lounge

16'7" x 13'1" (5.06 x 4.01)

Step inside to discover elegant wooden flooring throughout the ground floor, leading from the welcoming entrance hall into a bright and airy lounge, featuring a large UPVC window, central heating radiator, and a useful under-stairs storage cupboard with built-in lighting.

#### Kitchen / Diner

10'6" x 16'6" (3.22 x 5.03)

The kitchen boasts a contemporary design with sleek black unit fronts, striking blue and gold handles, and wooden butcher's block-style worktops. A high-spec Zanussi gas hob and built-in oven complement the space, along with a stylish black inset swan-neck mixer tap and quarter bowl with drainer. Downlighters enhance the atmosphere, while ample space is provided for an American-style fridge freezer. The kitchen flows seamlessly into the dining area, complete with a central heating radiator and double patio doors opening onto the rear garden—ideal for entertaining.

#### Utility

5'9" x 5'10" (1.76 x 1.78)

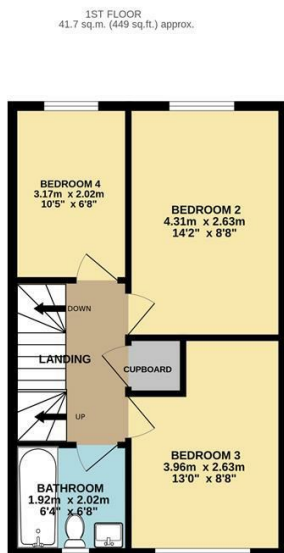
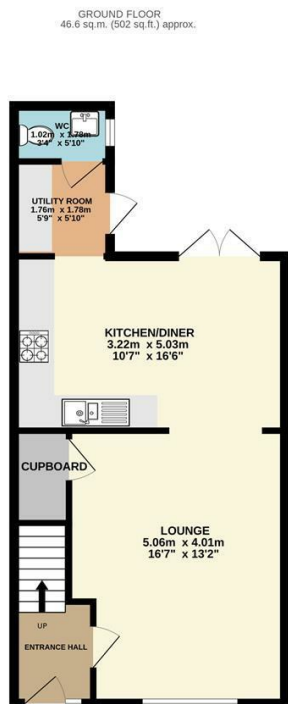
The utility room offers additional convenience, matching the kitchen's worktops and featuring under-counter space for a washer and dryer, plus direct garden access.

#### WC

3'4" x 5'10" (1.02 x 1.78)

A downstairs WC includes tiled flooring, a compact pedestal sink, and toilet, along with a UPVC frosted window for privacy. The boiler is also housed here.

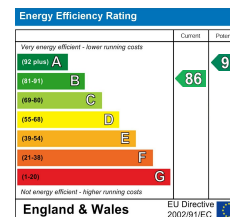




TOTAL FLOOR AREA: 122.8 sq.m. (1322 sq.ft.) approx.

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 1

16'3" x 11'11" (4.97 x 3.65)

Upstairs, the spacious principal bedroom impresses with its wood-panel flooring, built-in wardrobe, and a unique glass door with safety glass, offering a lovely front-facing view. It benefits from two central heating radiators and an additional small room—perfect as a walk-in wardrobe or storage space, complete with a velux.

### Ensuite

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

The en-suite features stylish black tiled flooring, a pedestal hand wash basin, toilet, shower with full tiled splash back, another velux, and a heated towel rail.

### Bedroom 2

14'1" x 8'7" (4.31 x 2.63)

Featuring wood panel flooring, central heating radiator and a upvc window.

### Bedroom 3

12'11" x 8'7" (3.96 x 2.63)

Featuring the same flooring as the previous room, central heating radiator and a uPVC window that overlooks the front aspect of the property.

### Bedroom 4

10'4" x 6'7" (3.17 x 2.02)

Bedroom 4 has again the same flooring, a central heating radiator and a uPVC window that overlooks the rear of the property.

### Bathroom

6'3" x 6'7" (1.92 x 2.02)

The main bathroom echoes this modern finish with tiled flooring, a heated towel rail, a pedestal hand wash basin, a toilet, and a bath with a shower attachment. A UPVC frosted window provides natural light while maintaining privacy.

### Exterior

Externally, the enclosed rear garden includes a pathway leading to a gated side access, with a garage conveniently positioned to the side of the property. The front aspect boasts a private driveway and enjoys lovely open views, enhancing the sense of space and privacy.

### 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.

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