



Windermere Road, Clay Cross, Chesterfield, S45 9EP

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£179,950

PINEWOOD



Windermere Road Clay Cross Chesterfield S45 9EP



£179,950

**3 bedrooms
1 bathrooms
2 receptions**

- THREE SPACIOUS BEDROOMS - PERFECT FOR FAMILIES OR FIRST TIME BUYERS
 - GENEROUS PLOT AND PRIVATE PICTURESQUE GARDEN
 - TWO RECEPTION ROOMS - SPACIOUS LOUNGE DINER
 - STUNNING MODERN KITCHEN
 - NEAR PARKS AND SCHOOLS - LOCATED IN CLAY CROSS
- EASY ACCESS TO TRANSPORT LINKS, MAIN COMMUTER ROUTES AND M1 MOTORWAY ACCESS
 - QUIET ROAD - POPULAR RESIDENTIAL ESTATE
- SINGLE DETACHED GARAGE/WORKSHOP AND DRIVEWAY PARKING FOR 2/3 CARS
 - SOME MODERNISATION REQUIRED
 - SHOWER ROOM



NO CHAIN - EXTENDED TO REAR, NO MODERNISATION REQUIRED, DETACHED GARAGE/WORKSHOP.....Nestled on the charming Windermere Road in Clay Cross, Chesterfield, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The house includes a shower room ensuring convenience for all residents. The thoughtful design and practical features make this home both functional and inviting.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. The surrounding area offers a blend of tranquillity and accessibility, with excellent transport links to Chesterfield, Clay Cross Town Centre and on the edge of the Peak District.

This semi-detached house on Windermere Road is not just a place to live; it is a place to create lasting memories. Whether you are an investor, first-time buyer or looking to settle down in a welcoming environment, this property is sure to meet your needs. Do not miss the chance to make this charming house your new home.

Please call Pinewood to arrange your viewing today!

Entrance Hall

A lovely warm welcome into this home thanks to this well sized space with understairs storage and a large uPVC window at the bottom of the stairs.

Before coming to;

Lounge Diner

19'9" x 12'4" (6.02 x 3.77)

A huge open plan lounge area, with a large bay window towards the front aspect of the property that allows natural light to fill the room, creating a warm and homely room, perfect for families and entertaining guests of any number. The room features a central heating radiator and a feature fireplace.

As we move through to;

Dining Room/Garden Room

5'8" x 15'5" (1.74 x 4.72)

This lovely room is situated at the rear of the property, at the end of the lounge where it also features a large uPVC window that overlooks the beautiful garden space and a secondary window that sits at the end of the room. wooden floor boards and a door giving access to the garden complete this room.

Before;

Kitchen

10'4" x 7'10" (3.16 x 2.41)

We move into the lovely kitchen area that features a large uPVC window and a sink and drainer beneath it. Inset into the grey marbled worktops that complement the white unit fronts perfectly for a sleek and modern finish on this fantastic space. With a 4 ring gas hob and extractor with the same flooring as the dining room coming together to complete this room.

As we move upstairs;

Bedroom 1

8'4" x 12'8" (2.55 x 3.87)

This lovely principal bedroom features a fitted carpet, a huge uPVC window overlooking the rear aspect of the property and a central heating radiator, with a built in wardrobe.

Then we move to;

Bedroom 2

10'9" x 7'11" (3.29 x 2.43)

This room features a lovely uPVC window that overlooks the front aspect of the property with a central heating radiator beneath it. It also has lots of built in storage and wardrobe space for convenience and practicality along with a fitted carpet for comfort.

Finally we come to;

Bedroom 3

8'1" x 7'4" (2.48 x 2.24)

Bedroom 3 that features a storage cupboard and 2 built in wardrobes, lots of storage for practicality. It also features a uPVC window also overlooking the front of the property and a central heating radiator with a fitted carpet to finish it off.

Shower Room

7'0" x 6'4" (2.14 x 1.94)

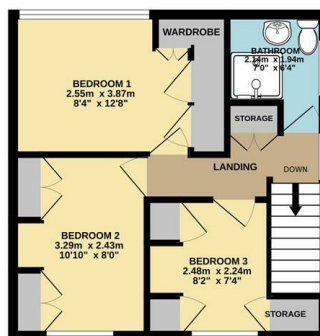
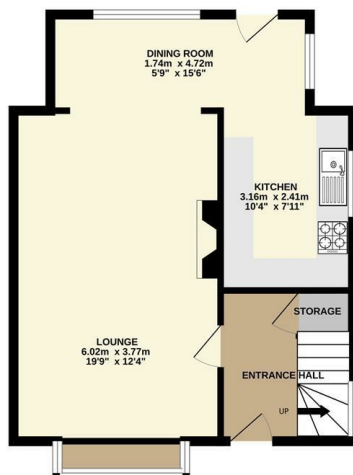
The bathroom features a uPVC window, a fitted carpet and a pedestal hand wash basin and a toilet. The room features a half wood paneling wall finish and a half tiled wall finish that leads into the shower that sits on a raised bit of flooring. A well equipped room mixing comfort and style.



GARAGE
19.0 sq.m. (205 sq.ft.) approx.

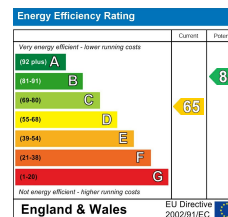
GROUND FLOOR
46.2 sq.m. (497 sq.ft.) approx.

1ST FLOOR
33.0 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 98.2 sq.m. (1058 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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Detached Garage/Workshop

22'6" x 9'1" (6.86 x 2.77)

The garage features a large window and a door for side access, as well as a electric door.

Exterior

A beautiful rear garden with garage, 2 sheds, paved and grass areas, great for any occasion, entertaining guests or summer days with the family. To the front aspect of the property there is also a small front garden and a hedge for privacy along with the drive that is large enough for around 3 cars.

General Information

COUNCIL TAX BAND - B - NEDDC

TENURE - FREEHOLD

TOTAL FLOOR AREA - 1058.00 sq ft / 98.2 sq m

EPC RATING - D

GAS CENTRAL HEATING - COMBI BOILER

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

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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