6 The Fairways,
Danesmoor, S45 9BG

OFFERS IN THE REGION OF

£320,000

WILKINS VARDY

OFFERS IN THE REGION OF

# £320,000

DETACHED FAMILY HOME - FOUR BEDS - TWO BATHS - ATTRACTIVE GARDENS

Situated in a desirable cul-de-sac position, this well appointed detached family home offers spacious and versatile accommodation, complemented by attractive gardens, an integral garage and driveway parking.

The property is neutrally decorated throughout and briefly comprises a good sized living room, modern kitchen/diner with French doors opening into a conservatory, and a separate utility room. To the first floor are four good sized bedrooms, with the master bedroom benefiting from an en-suite shower room, together with a family bathroom.

Externally, the property enjoys attractive gardens to both the front and rear, providing pleasant outdoor space for families to enjoy. An integral garage and driveway provide useful parking and storage.

Ideally placed for access to the local shops and amenities in Clay Cross, the property is also conveniently positioned for transport links towards both Alfreton and Chesterfield, making this an appealing home for families and commuters alike.

- WELL APPOINTED DETACHED FAMILY HOME IN PLEASANT CUL-DE-SAC
- GENEROUS LIVING ROOM
- MODERN KITCHEN/DINER WITH SOME INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- FOUR GOOD SIZED BEDROOMS
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING
- ATTRACTIVE GARDENS TO THE FRONT AND REAR
- EPC RATING: B

## General
Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Photovoltaic solar panels (Leased)
Gross internal floor area - 123.3 sq.m./1328 sq.ft. (including Garage)
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor
A composite front entrance door opens into a ...

## Entrance Hall

## Living Room
15'10 x 15'9 (4.83m x 4.80m)
A good sized front facing reception room, having a feature fireplace with wood surround., marble inset an hearth, and an inset electric fire.
A staircase rises to the first floor accommodation.

## Kitchen/Diner
15'9 x 12'0 (4.80m x 3.66m)
Fitted with a range of modern wall, drawer and base units with complementary work surfaces and upstands.
Inset sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, electric double oven and hob.
Built-in under stair storage cupboard.
Laminate flooring.
uPVC double glazed French doors gives access into the conservatory, and a stable door opens to the ...

## Utility Room
10'5 x 7'10 (3.18m x 2.39m)
Fitted with a range of wall and base units with complementary work surface and upstands.
Inset single drainer sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer.
Vinyl flooring.
A door from here gives access into the garage.
A uPVC double glazed door gives access onto the rear of the property.

## Brick/uPVC Double Glazed Conservatory
11'2 x 9'11 (3.40m x 3.02m)
With French doors opening onto the rear deck seating area.

## On the First Floor

## Landing
Having a built-in storage cupboard.

## Bedroom One
12'2 x 10'9 (3.71m x 3.28m)
A good sized rear facing double bedroom fitted with lamiante flooring. A door gives access into a ...

## En Suite Shower Room
8'10 x 3'7 (2.69m x 1.09m)
Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, hand wash basin with storage below and a low flush WC.
Tiled floor and downlighting.

## Bedroom Two
18'11 x 7'10 (5.77m x 2.39m)
A good sized dual aspect double bedroom fitted with laminate flooring.
Loft access hatch.

## Bedroom Three
11'0 x 9'1 (3.35m x 2.77m)
A front facing double bedroom.

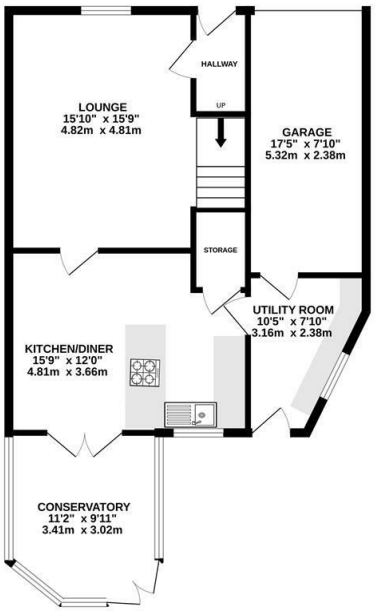
## Bedroom Four
11'0 x 6'8 (3.35m x 2.03m)
A good sized front facing single/small double bedroom.

## Family Bathroom
6'1 x 5'10 (1.85m x 1.78m)
Being part tiled and fitted with a white 3-piece suite comprising a freestanding roll top claw floot bath with bath/shower mixer tap, pedestal hand wash basin and a low flush WC.
Tiled floor.

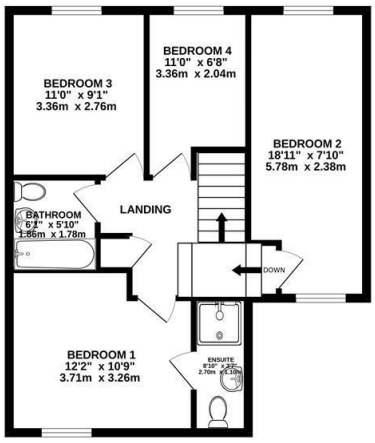
## Outside
To the front of the property there is a tarmac driveway providing off street parking, leading to an Integral Garage having an electric roller door, light and power. There is also a lawned garden with mature shrub.

To the rear of the property there is an attractive, enclosed rear garden which comprises of a deck seating area and a lawn with well stocked borders of plants and shrubs, together with a hardstanding area for a garden shed.

GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.

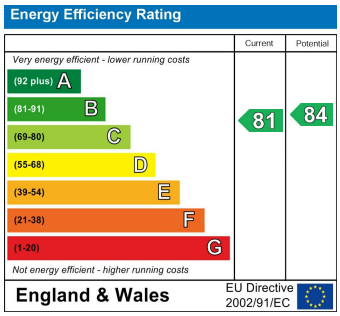


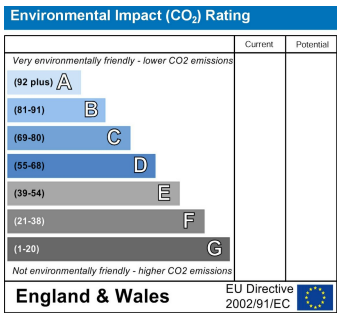

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.




TOTAL FLOOR AREA : 1328 sq.ft. (123.3 sq.m.) 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 ©2026




Zoopla.co.uk rightmove find your happy PrimeLocation.com RICS Relocation agent network

## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk