



£625,000

Stretton Road, Clay Cross S45 9AQ

Detached House | 5 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- A Superbly Appointed Executive Detached House
- Exclusive Development With Gated Access
- Breathtaking, Far Reaching Views To The Rear
- Hallway, Cloakroom And Utility Room
- Dining/Living Kitchen
- Lounge With Inglenook Fireplace And Cast Iron Log Burner
- Sitting Room And Office/Study
- 4/5 Bedrooms & two En suites
- Luxury Family Bathroom
- Extensive Rear Garden And Patio Areas With Views



## Property Description

Derbyshire Properties are delighted to offer this superbly presented, four/five bedroom (four double) Detached executive home on a sought after private development. Versatile and spacious accommodation with stunning open countryside views to the rear. Viewing a must!

## Main Particulars

A fantastic opportunity to purchase this beautifully presented, detached family home which is located on a sought after exclusive gated development of only five houses. Conveniently positioned for easy access to Chesterfield, Alfreton and connection to the A38 and M1 and well placed for access to a good range of local amenities

Entrance Hallway, Cloakroom/WC, Well fitted Dining/Living Kitchen, Utility Room, Lounge with Inglenook Fireplace and a multi fuel stove, Sitting Room and an Office/Study/Bedroom Five. To the first floor is a galleried landing, Four Double Bedrooms, two en suites (Master bedroom also has a Dressing Room) and a luxurious Family Bathroom

There is underfloor heating throughout the ground floor and gas central heating.

A Driveway provides off road parking for several vehicles and leads to a Garage. To the rear there is a delightful garden which is lawned with extensive paved patio and timber gazebo and an additional decked seating area. All perfect for Al Fresco living and to enjoy the far reaching, countryside views which extend to the rear.

An internal inspection is strongly recommended to fully appreciate this wonderful, spacious home and breathtaking views.

### Entrance Hallway

Having a double glazed entrance door with double glazed window to the side, a feature wooden floor, double glazed Velux style window to the ceiling and stairs lead off to a galleried landing. An under stairs cupboard provides excellent storage space.

### Cloakroom/ WC

Appointed with a two piece suite comprising a pedestal wash hand basin and a low flush WC with complementary tiling to the splash back areas. There is a tiled floor and an extractor fan.

### Open Plan Kitchen/Living/Dining Area

21'6 x 15'7 (6.56m x 4.77m) Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary granite work surface over incorporating a twin sink unit with mixer tap over. Integrated appliances include a double electric oven, gas hob, extractor hood with light and a dishwasher. There is space for a American style fridge/ freezer with useful cupboards to the surround. Having a granite breakfast bar, a tiled floor throughout, double glazed windows to either side and a double glazed box bay window to the front.

### Utility Room

9'5 x 7'7 (2.89m x 2.31m) Having a double base cupboard with a complimentary roll top work surface over incorporating a stainless steel sink/ drainer unit with mixer tap. There is plumbing for an automatic washing machine, a wall mounted boiler and a UPVC double glazed door to the side, providing access .

#### Lounge

18'3 x 16'6 (5.58m x 5.03m) With a feature Inglenook fireplace with exposed brick and wooden mantle housing a large multi-fuel stove. There are French doors providing access to the rear garden and patio and also enjoying far reaching countryside views.

#### Sitting Room

16'8 x 9'8 (5.08m x 2.96m) With UPVc double glazed French doors providing access to the rear garden and patio and views of the local countryside .

#### Study/Office/Bedroom Five

12'1 x 8'0 (3.69m x 2.46m) Having a double glazed window to side elevation.

#### First Floor

#### Landing

Galleried landing with a large double linen cupboard providing excellent storage space

#### Bedroom One

15'7 x 13'2 (4.77m x 4.02m) Comprehensively fitted with a range of bedroom furniture, comprising wardrobes and drawers. There is a radiator and a UPVc double glazed window There is a built-in dressing room which has fitted rail, shelving, lighting and a radiator.

#### En-Suite

7'11 x 5'9 (2.43m x 1.76m) Appointed with a Three-piece suite comprising a corner shower cubicle with sliding shower doors and mains fed shower over, vanity wash hand basin with useful cupboards beneath and a low flush WC. There is half tiling to the walls and shower enclosure, a tiled floor, double glaze Velux style window, a wall mounted heated towel rail and extractor fan.

#### Bedroom Two

16'5 x 10'11 (5.01m x 3.33m) Having a central heating radiator and UPVC double glazed window to the rear providing far reaching countryside views

#### En-Suite

10'1 x 2'11 (3.08m x 0.89m) Appointed with a three-piece suite comprising a shower cubicle with electric shower over and folding shower doors, pedestal wash hand basin and a low flush WC with half tiling to the walls and full tiling to the shower enclosure. There is a tiled floor, a wall mounted heated towel rail, spot lighting and an extractor fan .

#### Bedroom Three

16'7 x 14'1 (5.08m x 4.31m) Having two central heating radiators and a UPVc double glazed window to the rear providing open, far reaching views of the local countryside

#### Bedroom Four

13'11 x 8'9 (4.27m x 2.68m) With a central heating radiator and a UPVc double glazed window.

#### Family Bathroom

9'5 x 7'7 (2.88m x 2.32m) Fitted with a four piece suite comprising a corner shower cubicle with mains fed shower and sliding glass shower doors, a panelled bath with handheld shower attachment over, a Vanity wash hand basin with useful cupboards beneath and a low flush WC. There is complimentary tiling to the walls, full tiling into the shower enclosure and a feature tiled floor. Wall mounted heated towel rail, spotlighting, an extractor fan and double glazed window to the side elevation

#### Outside

To the front of the property there is a sweeping, block paved driveway providing off-road parking for several vehicles. This leads to a Single Garage with up and over door, light and power. Gates to the side of the house provide access and there is a lawned garden to the front, which is well stocked to the borders with a variety of shrubs and flowering plants. A paved pathway leads around the property. To the rear there is extensive paved patio with timber gazebo with a tiled roof which provides a perfect setting for alfresco dining. Beyond the patio is an extensive lawned garden which is well stocked to the borders with a variety of shrubs and flowering plants. There is an additional timber deck, which is the perfect place to take in the fine, far reaching countryside

#### Council Tax

We understand that the property currently falls within council tax band F, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

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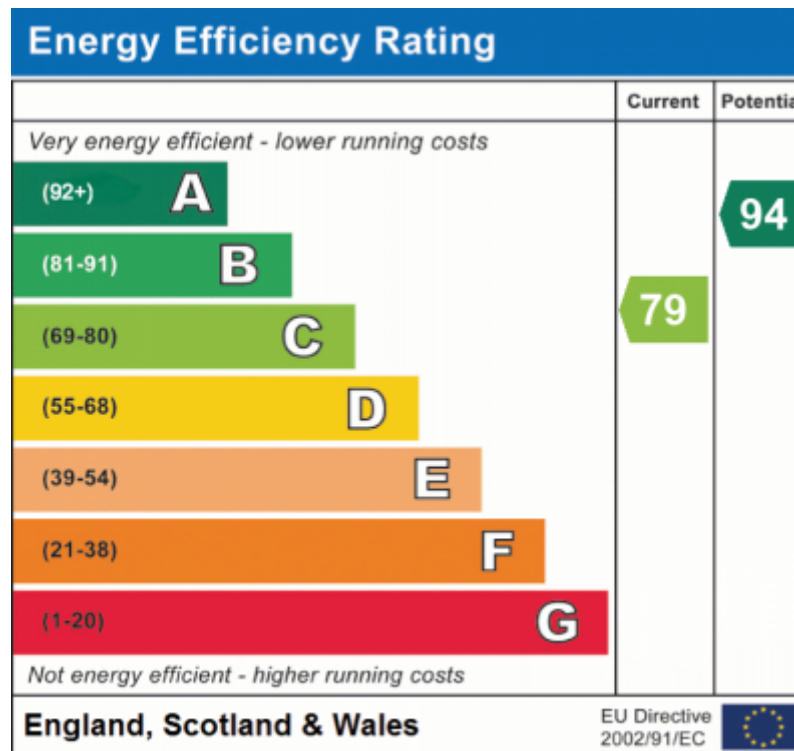




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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