2 Linden Court, Clay Cross

£210,000 Freehold

Modern three-bed semi in quiet cul-de-sac. Corner plot, gardens on three sides, garage, driveway, close to schools, shops, and M1. Through lounge diner, modern kitchen, and south-facing garden.
Council Tax band: B

Tenure: Freehold

Semi-Detached Home in a Quiet Cul-de-Sac – Generous Corner Plot

This modern three-bedroom semi-detached home is situated within a peaceful cul-de-sac development, surrounded by residential properties. Conveniently located, it offers excellent access to local amenities including shops, a superstore, leisure centre, schools and park. The property is just a short drive from the main A61 and provides easy access to the M1 motorway, offering excellent links to Nottingham, Chesterfield, Sheffield, and Alfreton.

The home benefits from gas central heating via a Worcester combi boiler and UPVC double glazing. Internally, the accommodation comprises a through lounge diner with patio doors opening onto the rear garden, and a modern kitchen equipped with integrated oven, hob, and extractor.

There are three generous bedrooms, one featuring a built-in storage cupboard/wardrobe. The bathroom includes a shower over the bath. Additional features include an integral single garage with useful WC and driveway parking for one vehicle and potential to extend into the garage subject to planning permission (STPP).

Set on a generous corner plot, the property boasts gardens to three sides, including a fully enclosed south-facing side garden, providing ample outdoor space. The peaceful cul-de-sac setting within a popular residential estate makes this an ideal family home, with well-regarded local schools and excellent transport connections nearby, including bus routes and easy access to the M1 motorway.

Council Tax Band B. Electrical Installation Condition Report (EICR) completed in 2025.

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ENTRANCE HALL/STAIRS AND LANDING
The entrance hall features a wooden front door, painted décor, carpeted flooring, a radiator, and an alarm system. Stairs lead to the first-floor landing, which includes a UPVC window, loft access, painted décor and continuation of the carpeted flooring.

LOUNGE DINER
24' 3" x 12' 5" (7.38m x 3.79m)
A bright and spacious dual-aspect lounge diner featuring two UPVC windows and UPVC sliding doors that provide plenty of natural light and access to the rear garden. Finished with neutral painted décor, coving, fitted carpet, and two radiators, this versatile living space is ideal for relaxing or entertaining.

KITCHEN
9' 7" x 7' 7" (2.92m x 2.30m)
The kitchen is fitted with sage green shaker-style wall and base units, laminated worktops, and tiled splashbacks. Appliances include a four-ring gas hob with oven and extractor. A stainless steel sink with chrome mixer tap sits beneath a UPVC window. The room also features a radiator and carpeted flooring. Access to the single integral garage.

BEDROOM ONE
13' 7" x 10' 8" (4.13m x 3.25m)
Bedroom two is a spacious double room with dual aspect windows, fitted carpet, painted décor, space for wardrobes, and two radiators providing excellent comfort.

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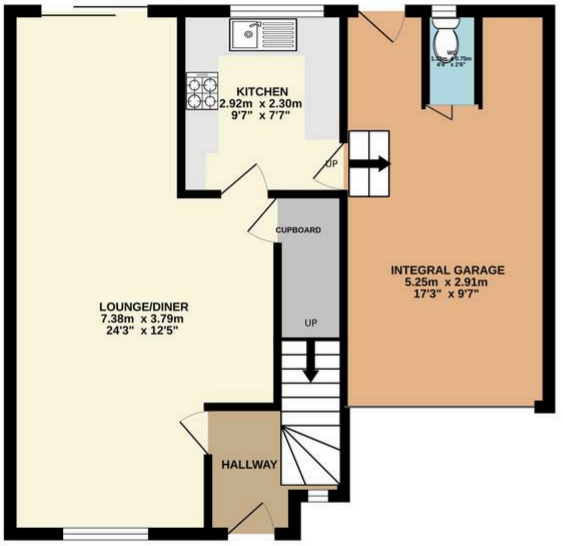
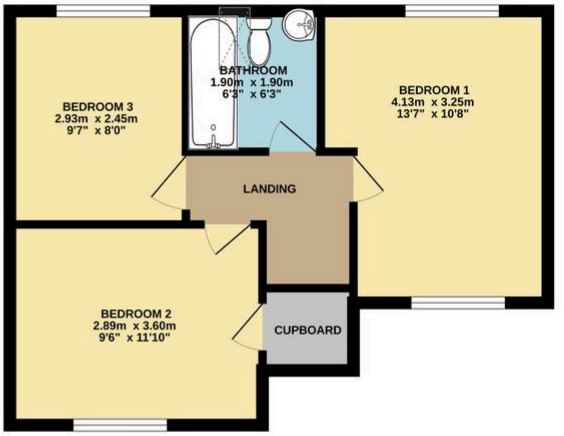
GROUND FLOOR
50.8 sq.m. (547 sq.ft.) approx.



1ST FLOOR
38.8 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 89.6 sq.m. (965 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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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C