



## 2 Pavillion Court John Street, Clay Cross

£170,000 Freehold

Well presented three storey, three bed, two bath mid-town house in Clay Cross. Private garden, allocated parking, modern kitchen, excellent transport links. Ideal for first time buyers or investors.

Council Tax band: B

Tenure: Freehold

**GUIDE PRICE £160,000–£170,000** IN THE HEART OF THE TOWN.....PERFECT FOR THE FIRST TIME BUYERS OR INVESTORS.

A well presented three storey family sized mid-town house offering approximately 1,087 sq. ft. of well-planned accommodation, ideally suited to modern family living. The property benefits from three bedrooms, two bathrooms and an off road allocated parking space, with a thoughtfully designed layout that maximises both space and functionality throughout.

The ground floor comprises a welcoming entrance hall with cloakroom/WC, a fitted kitchen/diner complete with integrated oven, hob and extractor and space for a dining table, and a spacious living room with uPVC French doors opening onto the private rear garden.

To the first floor are two well-proportioned bedrooms and the family bathroom, while the second floor is dedicated to an impressive principal bedroom with plenty of space for wardrobes and spacious en-suite facilities, providing a private and tranquil retreat.

Externally, the property enjoys a private enclosed rear landscaped family sized garden featuring both lawn and patio areas, ideal for outdoor dining and enjoying the summer months. The home is conveniently located in the heart of the popular town of Clay Cross, within close proximity to a wide range of local amenities including shops, supermarkets, restaurants and public houses.

Excellent transport links are readily accessible, with Alfreton and Chesterfield towns and railway stations nearby, a variety of local bus routes, and easy access to the Peak District and the M1 motorway, making this an ideal choice for commuters. An internal viewing is highly recommended to fully appreciate this attractive home on John Street.

*Video Tour Available - Take a Look Around*

*PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!*





### ENTRANCE HALL/STAIRS AND LANDINGS

The entrance hall features wooden laminate flooring with painted décor, a radiator and a composite front door, creating a welcoming first impression. Carpeted stairs lead to the upper floors, with the first landing benefiting from a UPVC window and radiator, and a further landing also providing an additional radiator, ensuring the space is both bright and comfortably heated.

### LIVING ROOM

14' 2" x 13' 0" (4.31m x 3.95m)

The living room is a spacious and inviting area, featuring wood laminate flooring and painted décor throughout. A radiator provides comfort, while full-length UPVC windows and UPVC doors open directly onto the rear garden, allowing for an abundance of natural light and creating a seamless connection between indoor and outdoor living spaces.

### KITCHEN DINER

16' 5" x 7' 11" (5.00m x 2.42m)

The kitchen diner is fitted with wood-effect vinyl flooring and finished with painted décor, creating a bright and practical space. There is a UPVC window providing natural light and a radiator for comfort, along with wood-effect laminate work surfaces. The kitchen is well appointed with cream high-gloss drawers, wall and base units, tiled splashbacks, a stainless steel sink with chrome mixer tap, and space for a dining table. There is space and plumbing for a washing machine, along with space for a tall fridge freezer and a dishwasher, making this an ideal room for both everyday living and entertaining.





#### **ENTRANCE HALL/STAIRS AND LANDINGS**

The entrance hall features wooden laminate flooring with painted décor, a radiator and a composite front door, creating a welcoming first impression. Carpeted stairs lead to the upper floors, with the first landing benefiting from a UPVC window and radiator, and a further landing also providing an additional radiator, ensuring the space is both bright and comfortably heated.

#### **LIVING ROOM**

14' 2" x 13' 0" (4.31m x 3.95m)

The living room is a spacious and inviting area, featuring wood laminate flooring and painted décor throughout. A radiator provides comfort, while full-length UPVC windows and UPVC doors open directly onto the rear garden, allowing for an abundance of natural light and creating a seamless connection between indoor and outdoor living spaces.

#### **KITCHEN DINER**

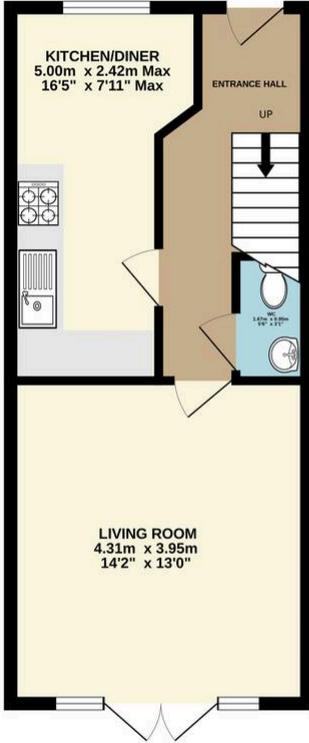
16' 5" x 7' 11" (5.00m x 2.42m)

The kitchen diner is fitted with wood-effect vinyl flooring and finished with painted décor, creating a bright and practical space. There is a UPVC window providing natural light and a radiator for comfort, along with wood-effect laminate work surfaces. The kitchen is well appointed with cream high-gloss drawers, wall and base units, tiled splashbacks, a stainless steel sink with chrome mixer tap, and space for a dining table. There is space and plumbing for a washing machine, along with space for a tall fridge freezer and a dishwasher, making this an ideal room for both everyday living and entertaining.

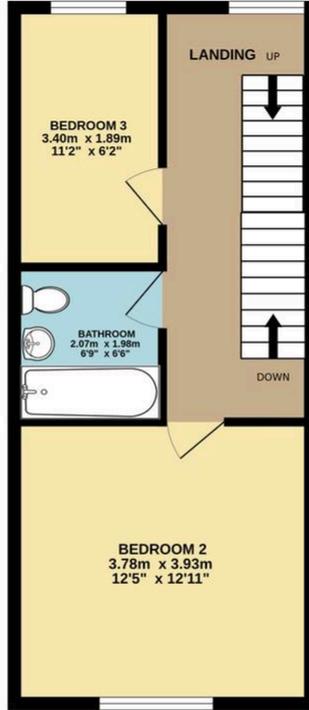




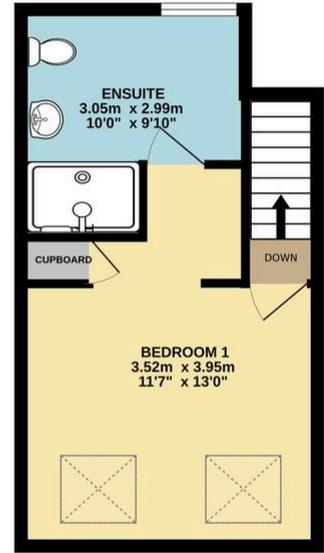
GROUND FLOOR  
36.8 sq.m. (397 sq.ft.) approx.



1ST FLOOR  
36.8 sq.m. (397 sq.ft.) approx.



2ND FLOOR  
27.3 sq.m. (294 sq.ft.) approx.



TOTAL FLOOR AREA: 101.0 sq.m. (1087 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.  
Made with Metropix ©2026

You can include any text here. The text can be modified upon generating your brochure.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

