



1 Clayton Close  
Morton | Derbyshire | DE55 6LN

FINE & COUNTRY

# I CLAYTON CLOSE



*Clayton Close is a private gated, boutique community, comprising six executive homes. Upon entering the property via the solid wood double doors, you get a glimpse of what is on offer with the oak and glass stairs, oak doors throughout, double height ceiling and stunning chandelier.*



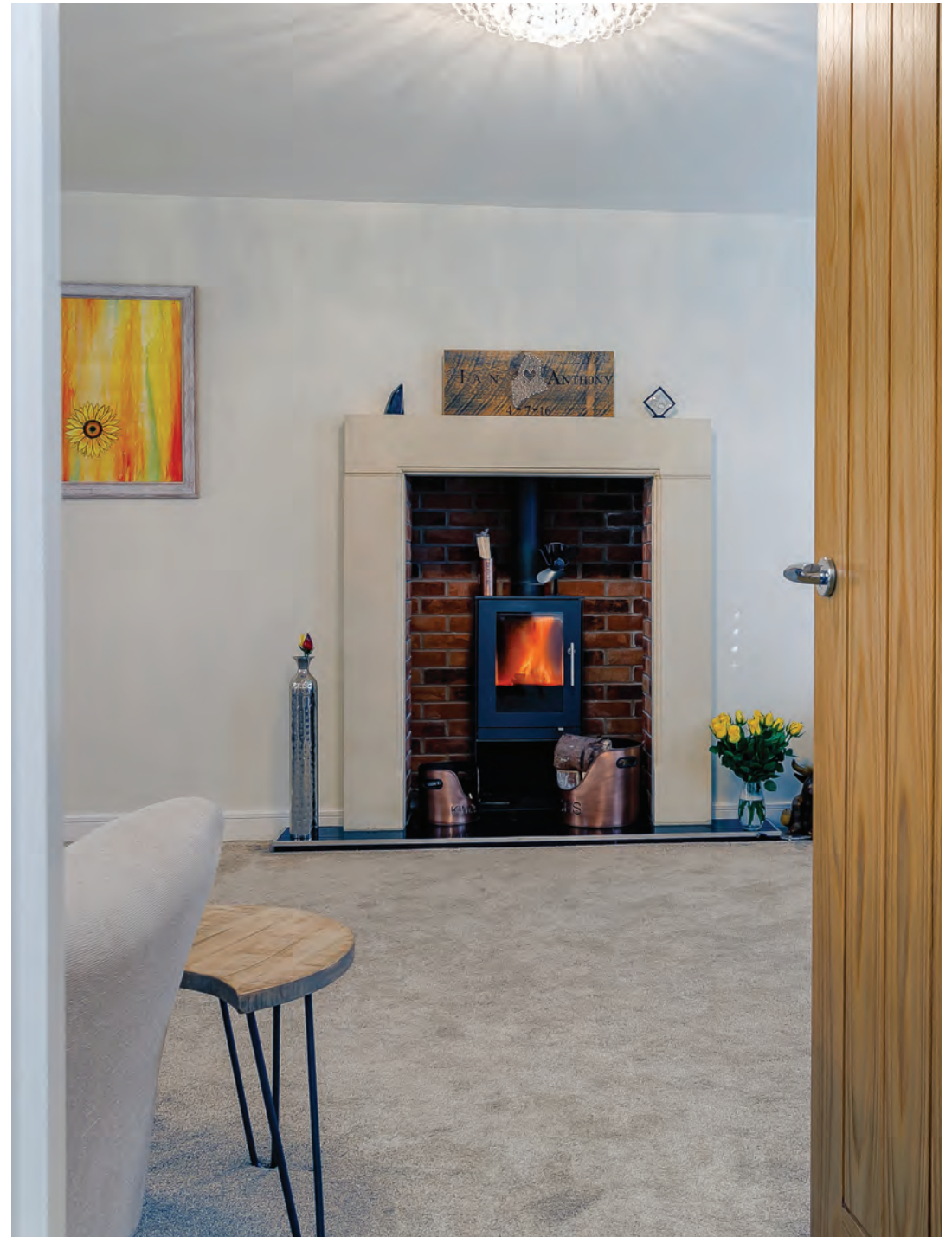
# GROUND FLOOR

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On entering the property, you are greeted by an entrance hallway, with tiled flooring a solid oak and glass staircase which is bright and airy from the double height ceiling, and large window above.

Leading off the hallway to the right is the stunning 30ft lounge, featuring a brick insert fireplace with sandstone surround and log burner, wooden plantation shutters, large sash windows and bi fold doors that lead out onto the rear garden patio area. To the left of the hallway is the dining area that boasts a tiled floor, large sash windows with plantation shutters and recessed lighting that gives the room a contemporary feel. The kitchen, with high gloss units, boasts Neff integrated appliances including Induction hob located in the centre island, a microwave oven, conventional oven a bosch dishwasher. The kitchen also has oak hardwood countertops, a food waste disposal unit within the sink and an instant hot water tap and sash windows.

The kitchen leads through to the utility room, which has plenty of space for both washing machine and tumble dryer, plus extra storage space. Off the kitchen is a useful vestibule room with W/C which is half tiled. The whole of the ground floor benefits from Myson underfloor heating, and the house has been fitted with a CCTV and alarm system.





# SELLER INSIGHT

“ Our first impression was that 1 Clayton Close looked like a happy home and just the kind of house we imagined we would live in,” say the current owners of this characterful property. “It was almost as if it had been built from an idea that we had of our perfect home, so it just made us smile when we saw its sweeping drive, large pillars and gates. The privacy of the setting was part of what attracted us, too. When you look out to the front of the property you can see the church and trees, and the front door of the house was even inspired by the main entrance to the church. Inside, the double height ceiling also nods to the architecture of the church, with the chandelier as a central point. The sash windows allow plenty of natural light to flood into the home, making it feel very light and airy, while the flow and design of the living accommodation make this the perfect property for everyday life and entertaining alike. Special birthdays, new family members and entertaining friends are just a few of the memories that we have made here along the way, and all our friends says it feels like a really happy family home.”

Since moving in, the owners have made various improvements to the property. “We have added white wooden plantation shutters in all rooms,” they say, “as well as fitted wardrobes to all bedrooms, with bedrooms one, three and four also having fitted drawers. We have installed a CCTV and zoned alarm system which covers the garage, office and house, as well as boarding out the loft space with a loft zone raised floor system to add a lot more storage to the property. Other modern additions have included an Insinkerator and instant hot water tap in the kitchen. Outside, we have extended the patio, added a summer house, and also built a bespoke garden office which is fully alarmed with numerous double sockets.”

The garden itself has much to offer, too. “The enclosed garden is wonderfully quiet, with incredible wildlife. We have spent a lot of time in the garden as it catches the sun all day long, and we have a lovely patio area and lots of room for the children to enjoy too. Mature trees surround the house, along with a variety of plants in the garden. Sitting in the garden surrounded by greenery and listening to the wind between the leaves when it is breezy is so relaxing and calming.”

The setting of the property also has much to recommend it. “The village has a primary school, and the secondary school is a short distance away,” say the owners. “The village has good transport links, being close to the A61, M1 and the A38 and just a short drive from Chesterfield to catch trains to anywhere in the country. East Midlands, Doncaster and Manchester airports are all within easy reach, too. Locally, there is a post office, small convenience store, a beautician’s, two pubs with one serving food, with local events, a cricket club and a children’s play area all available nearby. The Five Pitts trail is close by to the village and we are on the edge of the Peak District, with Ogston Reservoir just a short distance away for water sports and pursuits. There are several large supermarkets only a short drive away, along with large leisure facilities such as swimming pools and gyms.”

“We will miss sitting out in the garden on those long summer nights just listening to the owl calls in the distance.”

“We have stunning vistas to both the front and rear of the property all year round, each window offering another beautiful vignette of the trees and greenery as they change with the seasons.”

“We love the kitchen, dining room and lounge equally – having planned most of our wedding in those rooms, just thinking about it makes us both smile. We have entertained a lot within these rooms, particularly in the lounge, which is large yet still cosy, with or without the log burner on.”

“Laying in the bath and looking up at the sky is a great experience; as the house is not overlooked, the windows in the bathrooms are opaque on the bottom panes and clear glass at the top, which means you can see the glorious sunshine, rain, snow, stars.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











# FIRST FLOOR

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The first-floor benefits from four double bedrooms, of which two have en suites, and a family bathroom. To the left of the landing is bedroom three which boasts two sash windows with plantation shutters, bespoke fitted wardrobes with integrated draws and plenty of space for a double bed. Opposite is bedroom four, currently used as a nursery. This room has bespoke fitted corner wardrobes with integrated draws with two sash windows that overlooks the rear garden. To the centre of the hallway is the family bathroom, with half tiled walls, tiled flooring, vanity units, bath, a large rain shower a large sash window with plantation shutters. To the right of the landing is bedroom two, featuring a built-in wardrobe, two sash windows with plantation shutters an en suite with large rain shower, vanity unit, sash window with plantation shutter and views to the rear garden. Opposite bedroom two is bedroom one, which has an en suite with large rain shower and vanity unit, fitted wardrobes with integrated draws, and double sash windows with plantation shutters. The loft has been fitted with 'Loftzone' raised loft floor system & boarding which further insulates the home.















# OUTSIDE

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The property is accessed through electric gates that lead to the home. Externally, there is ample off-road parking on the driveway, plus a double garage with plenty of electrical double sockets and storage shelves. The garden is secure and benefits from a summer house, patio area off the lounge and a home office, tucked away behind the double garage with an alarm system zoned to the main house. There is also an outside water tap and two electrical points.



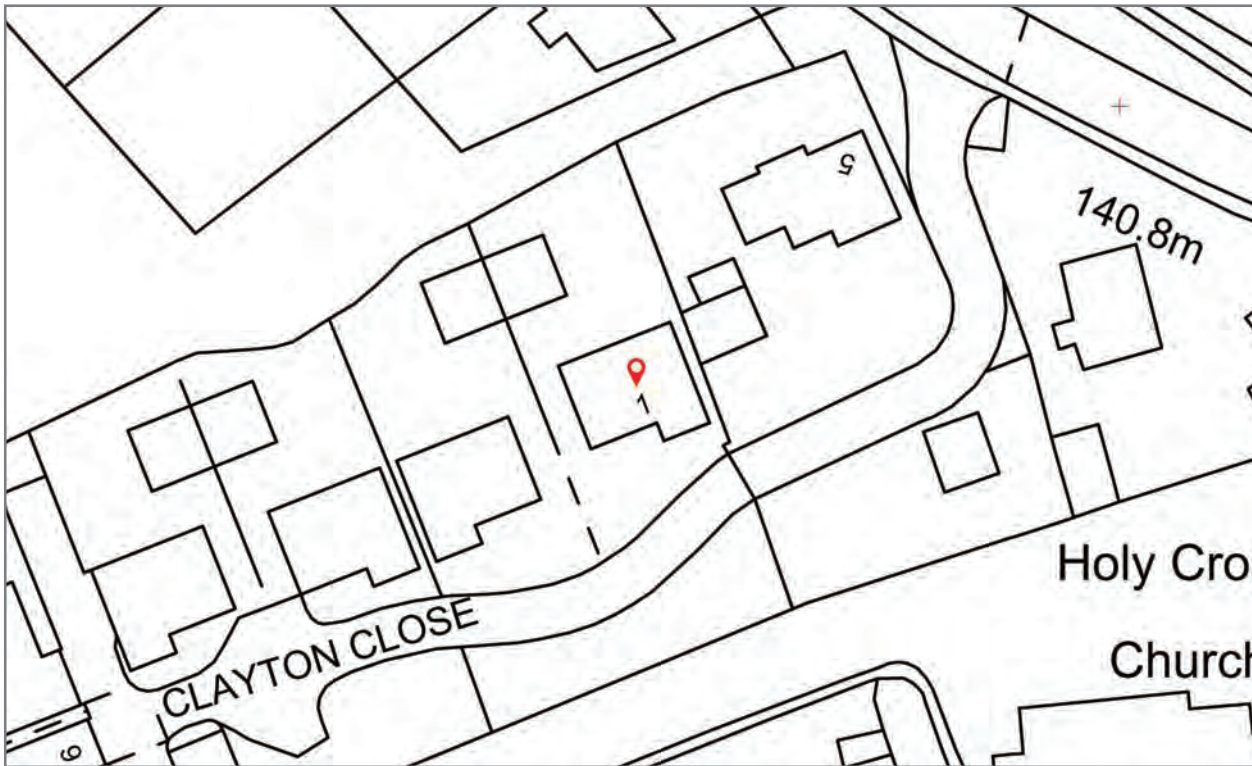








# INFORMATION



## Location

The property is located in the village of Morton, which benefits from a primary school, post office, general store, several pubs, cricket club, recreational ground and a Church. The village has also won an award for Britain in Bloom in 2014. The village also boasts excellent commuter links to Derby, Nottingham, Sheffield, Leeds, Wakefield, Manchester, Birmingham and Chesterfield via the A61, M1, and the A38. East Midlands Airport is only 40 minutes away, and Manchester Airport is just over an hour and a half. For those looking to commute via train Chesterfield and Alfreton train stations are both close by.

## Services

All mains services are provided to the property

Is the property Freehold/Leasehold?

Freehold

Local Authority

North East Derbyshire District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

Website

For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only

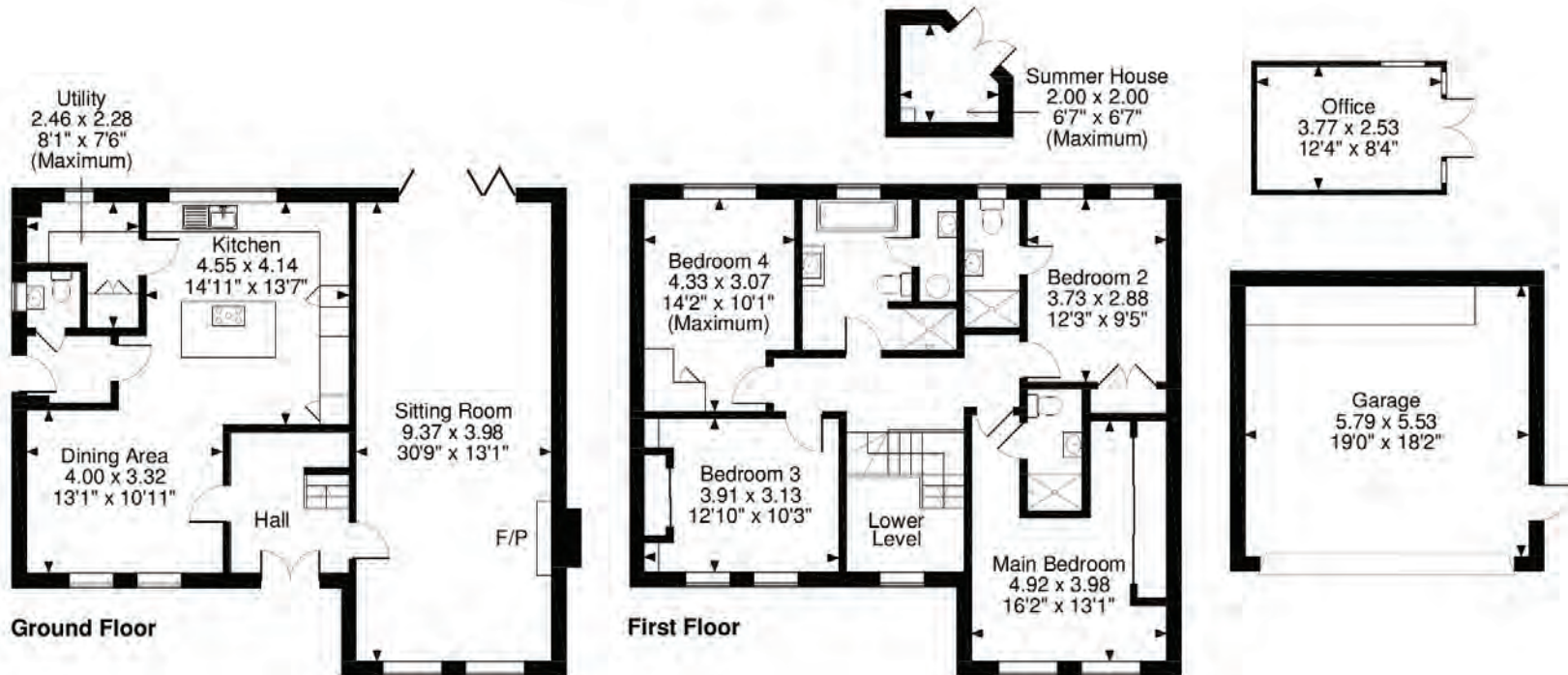


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Clayton Close, Morton, Derbyshire, DE55 6LN  
 Approximate Gross Internal Area  
 Main House = 1848 Sq Ft/172 Sq M  
 Garage = 345 Sq Ft/32 Sq M  
 Summer House/Office = 138 Sq Ft/13 Sq M  
 Total = 2331 Sq Ft/217 Sq M



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	92

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# FINE & COUNTRY

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FOUNDATION

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