



Station Road, Clowne, Chesterfield, S43 4AB

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EPC

B

£289,500

PINEWOOD

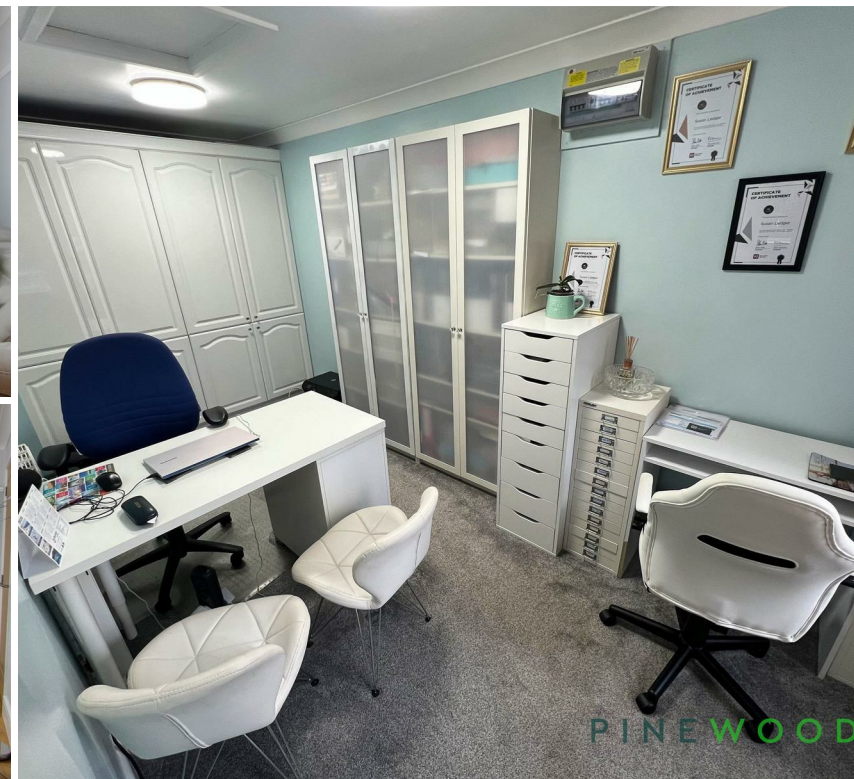


# Station Road Clowne Chesterfield S43 4AB

**£289,500**

**3 bedrooms  
2 bathrooms  
3 receptions**

- UNDERFLOOR HEATING IN KITCHEN
- OAK VENEERS IN THE LOUNGE
  - LARGE PRIVATE STUDY
- CONTEMPORARY BLACK GRANITE WORKTOPS
  - IMMACULATE CONDITION
  - 3 SPACIOUS BEDROOMS
- MODERN AND WELL DESIGNED BATHROOM
- SOLAR PANELS GENERATING 2925kwh average OVER LAST 3 YEARS on the FIT Tarriff giving approximately £2000pa
  - COUNCIL TAX BAND B
  - FREEHOLD



Step inside this beautifully presented three-bedroom home, where modern convenience meets timeless style. Perfect for families, professionals, or those seeking a blend of luxury and practicality, this property is more than just a house — it's a lifestyle upgrade.

Imagine cooking up a storm in your sleek, modern kitchen, complete with granite worktops, underfloor heating and double French doors that open onto the garden — ideal for summer barbecues or a quiet morning coffee outdoors. The spacious lounge, with its oak flooring and large windows, creates a warm and welcoming atmosphere for relaxing evenings or entertaining guests.

Working from home? The dedicated study provides a quiet, private space with plenty of storage and natural light — a productivity haven right at your doorstep.

The three bedrooms offer flexibility to suit your needs, from a peaceful master retreat with an en-suite to light-filled guest rooms for family and friends. The luxurious family bathroom features a jet bath and granite vanity unit, adding a touch of spa-like indulgence to your daily routine.

Practical touches like floor to ceiling wardrobes, over-stairs storage, and a stylish entrance hall ensure that everything has its place, keeping your home as functional as it is beautiful.

Located in a sought-after area, this home effortlessly balances style, comfort and convenience, making it perfect for both everyday living and entertaining. Whether you're curling up by the radiator on chilly nights or throwing open the French doors in the summer sunshine, this property is ready to welcome you home.

Solar Panels on the FIT tariff that generate an average of 2925kwh over the last three years are included. These are currently generating approximately £2000pa over the last 3 years.

Are you ready to step into your next chapter?

#### Entrance Hall

The entrance hall boasts sleek vinyl, laminate style flooring and a convenient under-stairs storage cupboard, with carpeted stairs leading to the upper floor. A central heating radiator ensures a warm welcome.

#### Kitchen

16'4" x 13'1" (5 x 4)

A stunning, contemporary kitchen featuring sleek black granite worktops, a free standing cooker and the added luxury of underfloor heating. The stylish white cabinetry perfectly complements the slate-tiled flooring. Natural light pours in through a large UPVC window and French doors, which open out to the garden — ideal for indoor-outdoor living.

(5 x 4 reducing to 3)

#### Lounge

16'4" x 15'1" (5 x 4.6)

A bright and welcoming lounge with characterful decorative radiators, engineered oak flooring and three large UPVC windows, flooding the room with natural light. The high-quality solid veneer finish adds warmth and elegance to the space.

(5 x 4.6 reducing to 3.79)

#### Study

6'10" x 15'5" (2.1 x 4.7)

A versatile home office or snug with fitted carpet, ample built-in cupboard space and an abundance of double sockets to support modern working needs. Double doors provide access to the front of the property, making this room both practical and inviting.

#### Bedroom 1

16'4" x 10'2" (5 x 3.1)

The generously sized principal bedroom is fully carpeted and features two large UPVC windows, a central heating radiator and a built-in wardrobe.

#### En-suite

4'7" x 6'6" (1.4 x 2)

The en-suite offers a modern, tiled finish with a corner electric shower, a stylish vanity sink with a mirrored cupboard above and a wall-mounted heated towel rail. Additional features include a sleek, back-to-wall bidet and an opaque UPVC window, creating a private, spa-like retreat.

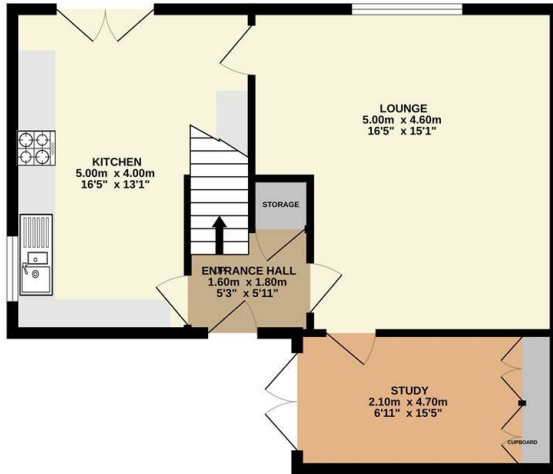
#### Bedroom 2

7'2" x 12'1" (2.2 x 3.7)

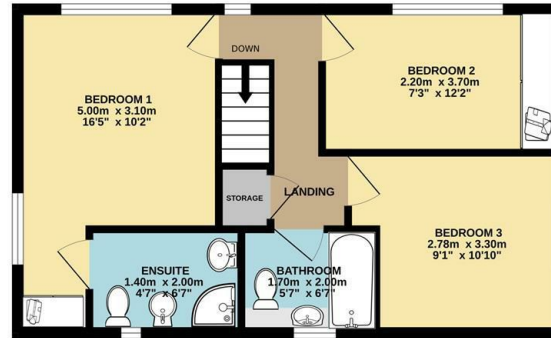
A spacious double bedroom featuring laminate flooring, a large UPVC window and free standing Ikea wardrobes for convenient storage, these can be negotiated to stay if any buyer should want them.



GROUND FLOOR  
50.3 sq.m. (541 sq.ft.) approx.



1ST FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 92.2 sq.m. (992 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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#### Bedroom 3

9'1" x 10'9" (2.78 x 3.3)

This charming bedroom offers a fitted carpet, a central heating radiator and a UPVC window, making it a cozy and inviting space.

(2.78 x 3.3 reducing to 2.5)

#### Bathroom

6'6" x 5'6" (2 x 1.7)

A beautifully appointed bathroom with elegant slate-tiled flooring and a vanity sink set into a granite worktop. The suite includes a luxurious bath with built-in jets and an overhead shower. Additional features include downlighters, a heated towel rail and an opaque UPVC window for privacy.

#### Garden

This property boasts a charming approach via a gated driveway, which, while shared at the entrance, offers private parking. The meticulously maintained front lawn is framed by attractive planting borders and features a small, serene fishpond. Adding to the outdoor appeal is a classic three-light black lantern, providing timeless character to the space.

To the rear, a delightful raised deck with a pergola offers the perfect spot for outdoor relaxation or entertaining. A durable resin-style pathway leads around the building and then onto a freestanding shed, providing practical storage, as well as a secure gated side entrance for convenience.

This thoughtfully designed outdoor area complements the home, creating an inviting and functional space for everyday living.

#### Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>85</b>                  | <b>87</b> |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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