



Blackberry Court, Clowne, Chesterfield, Derbyshire S43 4QH

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Offers In The Region Of £155,000

PINEWOOD



Blackberry Court Clowne Chesterfield Derbyshire S43 4QH



**Offers In The Region Of
£155,000**

**2 bedrooms
1 bathroom
1 reception**

- 2 cosy bedrooms
- 1 modern bathroom
- Spacious reception room
- Semi-detached house
 - Built in 2004
- Located in Clowne & near to Chesterfield amenities
 - Quiet Blackberry Court
 - Ideal for small families
 - Viewing recommended
- Freehold - Council Tax Band B





Welcome to this charming semi-detached house located in the desirable area of Blackberry Court, Clowne, Chesterfield. Built in 2004, this modern property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

As you enter the home, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a welcoming environment throughout.

The property boasts two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The bedrooms are versatile, allowing for various configurations to suit your personal needs, whether it be a guest room, a home office, or a child's bedroom.

Completing this delightful home is a modern bathroom, equipped with essential amenities to cater to your daily needs. The design is both functional and stylish, ensuring a pleasant experience.

Situated in Clowne, this property benefits from a friendly community atmosphere and is conveniently located near local amenities, schools, and transport links, making it easy to access Chesterfield and beyond.

In summary, this semi-detached house at Blackberry Court presents an excellent opportunity for those seeking a modern home in a lovely area. With its appealing features and practical layout, it is sure to attract interest. Do not miss the chance to make this delightful property your own.

Living Room

15'2" x 10'2" (4.63m x 3.11m)

A bright and welcoming living room featuring warm laminate flooring and neutral walls. The space benefits from a window overlooking the front, allowing plenty of natural light to fill the room. The staircase to the first floor is conveniently located here, and the room opens through to the kitchen and hallway.

Kitchen

9'2" x 10'2" (2.80m x 3.11m)

The kitchen is well-appointed with light wood cabinetry and ample work surfaces, including a sink set beneath a window that looks out onto the rear garden. There is an electric oven with a four-ring hob and a tiled splashback for easy maintenance. The flooring continues from the living room, creating a cohesive and practical space.

WC

3'1" x 5'1" (0.93m x 1.56m)

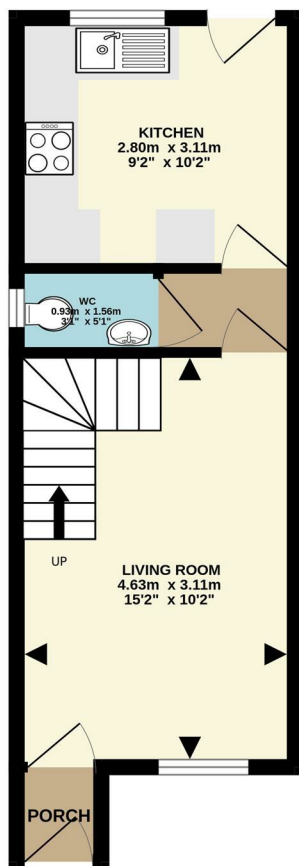
A compact downstairs WC fitted with a small wash basin and toilet. A window provides natural light, while the flooring maintains the wood look seen throughout the ground floor.

Bedroom 1

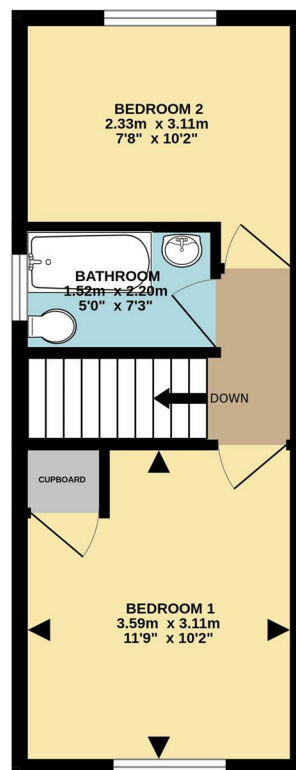
11'9" x 10'2" (3.59m x 3.11m)

Bedroom 1 is a comfortable double room with neutral carpet and walls. A useful built-in cupboard offers extra storage and is home to the cylinder, and the window fills the room with natural light, making it feel spacious and inviting.

GROUND FLOOR
27.0 sq.m. (290 sq.ft.) approx.



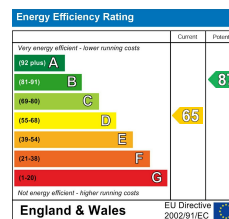
1ST FLOOR
26.0 sq.m. (280 sq.ft.) approx.



TOTAL FLOOR AREA : 53.0 sq.m. (570 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 2

7'8" x 10'2" (2.33m x 3.11m)

Bedroom 2 is a cosy double room, featuring neutral carpeting and a large window overlooking the rear of the property. The simple décor and natural light make this a pleasant and restful space.

Bathroom

5'0" x 7'3" (1.52m x 2.20m)

A partly tiled bathroom featuring a bath with electric shower over, toilet and pedestal basin. A window provides natural light and ventilation. The laminate flooring complements the clean, practical design of the room.

Rear Garden

The rear garden is a lovely, enclosed outdoor space with a paved patio area leading onto a well-maintained lawn. A mature apple tree adds charm, and there is a garden shed for storage. The garden is bordered by wooden fencing, offering privacy and a peaceful setting.

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.

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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