



Clowne Road, Shuttlewood, Chesterfield, Derbyshire S44 6AF



3



1



2



EPC
D

**Offers In The Region Of
£185,000**

PINWOOD

Clowne Road Shuttlewood Chesterfield Derbyshire S44 6AF



Offers In The Region £125,000

**3 bedrooms
1 bathrooms
2 receptions**

- 3 spacious bedrooms
- 1 modern bathroom
- 2 cosy reception rooms
- Semi-detached house
- Located in Shuttlewood
- Near Chesterfield amenities
- Close to local schools - Easy access to transport
- Front Extension - Loft Conversion
- Ideal family home
- Freehold - Council Tax Band: B





This fantastic property sits in a stunning bit of countryside, with a local school nearby and great places to walk within the charming area of Shuttlewood, Chesterfield, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With a well-thought-out layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The home features three spacious bedrooms, providing ample space for family living or the possibility of a home office. The single bathroom is conveniently located, ensuring ease of access for all residents.

The semi-detached nature of the property offers a sense of privacy while still being part of a friendly community. The surrounding area is known for its pleasant atmosphere and accessibility to local amenities, making it an ideal location for those seeking a balance of tranquillity and convenience.

This property is a wonderful canvas for anyone looking to create their dream home in a sought-after location. With its generous living space and potential for personalisation, it is not to be missed.

Contact Pinewood Properties for more information or to book a viewing!

Lounge/Diner

19'11" x 12'8" (6.07m x 3.85m)

This spacious lounge and dining area features a large window that fills the room with natural light, offering views over the front and surrounding countryside. The neutral carpet and pale walls provide a blank canvas, while the fireplace adds a welcoming focal point. The room's generous proportions allow for a versatile layout, perfect for relaxing and entertaining alike.

Kitchen

8'9" x 12'8" (2.66m x 3.85m)

The kitchen is well-appointed with a range of light wood cabinets and a dark work surface that contrasts nicely with the pale yellow walls. A large window over the sink brings in plenty of daylight and views toward the garden.

There is ample space for appliances, including an integrated oven and a washing machine, with a practical tiled floor that extends through to the adjacent utility area.

WC

A compact ground floor WC benefits from a small window for natural light and ventilation, finished with practical flooring and painted walls, making it a useful addition for guests and family alike. Also houses the combi boiler in here.

Understairs Storage

This narrow utility room provides practical space with its fitted units and wall hooks, ideal for laundry or additional storage needs. The small window allows light into the otherwise cosy area.

Bedroom 1

10'11" x 10'3" (3.33m x 3.12m)

Bedroom 1 is a comfortable double room with a large window that offers peaceful views over the countryside. Neutral decor and carpeting create a calm atmosphere, while the room's layout allows for a variety of furniture arrangements.

Bedroom 2

11'11" x 9'2" (3.63m x 2.80m)

Bedroom 2 is a slightly smaller double room featuring a window that looks out onto the garden. Its simple design and neutral tones provide a versatile space suitable for guests, children, or a home office.

Bathroom

7'0" x 5'6" (2.13m x 1.68m)

The bathroom is tiled in a classic grey and white scheme, housing a bath with a shower attachment, a pedestal basin, and a toilet. A tall frosted window allows natural light while maintaining privacy.

Loft Bedroom

11'11" x 12'11" (3.64m x 3.94m)

The loft bedroom offers a charming space under the eaves with sloped ceilings and a patterned carpet. It is a cosy room suitable for a range of uses, from a bedroom to a quiet retreat, with a window. There is additional storage space tucked away to one side.

Hallway and Landing

The hallway and landing feature a patterned carpet that runs throughout the upper floors, adding character and warmth. The spaces allow access to all bedrooms and the bathroom, with a practical layout connecting the floors.

Front Exterior

The front exterior offers ample off-road parking with a gravel driveway, enclosed by fencing and bordered by neighbouring properties. The home's facade is traditional with a brick lower section and upper rendered walls beneath a tiled roof, creating a welcoming entrance.

Rear Garden

The rear garden enjoys a generous lawn bordered by mature shrubs and trees, providing a sense of privacy and tranquillity. The views stretch out to open fields and rolling countryside beyond, giving a peaceful outlook and a perfect place to relax or entertain outdoors.



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.

GENERAL INFORMATION

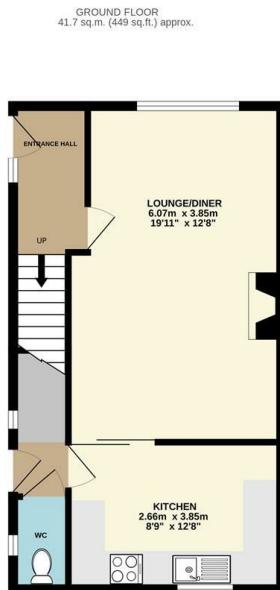
EPC: D

Council Tax Band: B

Total Floor Area: 977 sq. ft. Approx

uPVC Double Glazing

Combi Boiler



TOTAL FLOOR AREA : 90.8 sq.m. (977 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	69
EU Directive 2002/91/EC		

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ESTAS
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CHESTERFIELD
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PINEWOOD