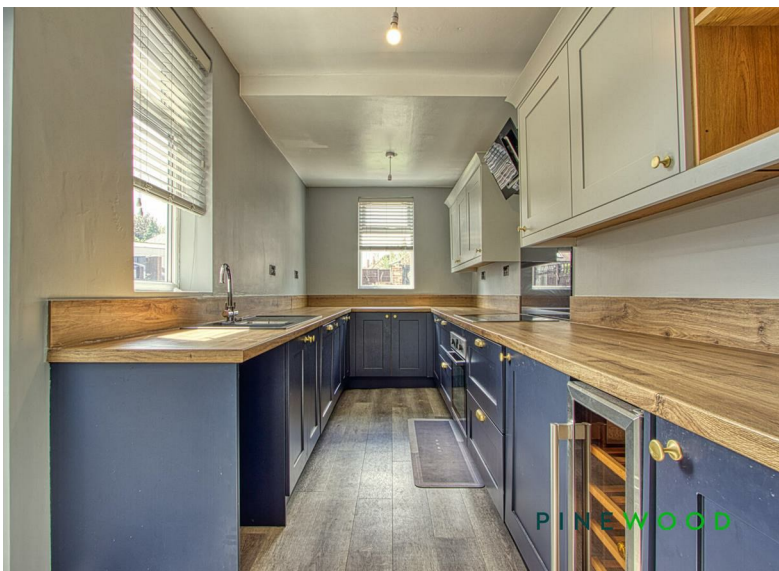


# PINEWOOD



Barlborough Road, Clowne, Chesterfield, Derbyshire S43 4QX

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Offers In The Region Of £150,000





**\*\*NO UPWARD CHAIN\*\***

Offered with no upward chain and nestled on the charming Barlborough Road in Chesterfield, this delightful semi-detached house offers a perfect blend of character and comfort. Built in the 1940s, the property showcases an older style that adds a unique charm to its appeal.

Inside, you will find two inviting reception rooms, providing ample space for relaxation and entertaining. These rooms are perfect for family gatherings or quiet evenings at home. The house features two well-proportioned bedrooms and an attic room, ideal for a small family or those seeking a comfortable guest space. The bathroom is conveniently located, ensuring ease of access for all residents.

The property is set in a pleasant neighbourhood, making it an excellent choice for those who appreciate a community atmosphere. With its classic design and practical layout, this

- **2 cosy reception rooms**
- **1 modern bathroom**
- **Older style charm**
- **Quiet Barlborough Road**
- **Close to local schools**
- **2 spacious bedrooms**
- **Semi-detached house**
- **Built in 1940**
- **Near Clowne amenities**
- **Freehold - Council Tax Band A**

## Lounge

12'2" x 13'1" (3.70m x 4.00m)

This front-facing lounge offers a spacious and inviting living area featuring a traditional fireplace with colourful decorative tiling that adds character and warmth. The room is finished with a half-height dado rail in a muted sage green, complemented by crisp white walls above and a soft grey carpet underfoot. A generous window outfitted with blinds allows natural light to fill the room, while a contemporary ceiling light fitting adds a modern touch.

## Dining Room

12'2" x 13'1" (3.70m x 4.00m)

The adjoining dining room is a welcoming space with ample room for a dining table and chairs. It connects through an arched opening to the kitchen, facilitating easy flow for entertaining and daily living. The room features a striking blue accent wall with a simple wooden mantelpiece, creating a subtle focal point. A large window fitted with blinds ensures plenty of daylight enhances the space, which is warmed by neutral carpeting.

## Kitchen

16'7" x 6'9" (5.06m x 2.07m)

This well-appointed galley kitchen is fitted with a mix of navy blue and cream cabinetry, paired with wood effect work surfaces that provide generous preparation space. Integrated appliances include a sleek electric hob with a modern extractor hood and a built-in wine cooler, a fridge, freezer and dish washer reflecting a thoughtful blend of style and practicality. The kitchen is naturally brightened by two windows and includes a composite style sink with a contemporary mixer tap. The flooring has a wood-effect finish, complementing the work surfaces.

## Bedroom 1

12'2" x 13'1" (3.70m x 4.00m)

Bedroom 1 is a comfortable double room with a neutral colour scheme featuring a soft grey accent wall, creating a calm atmosphere. It benefits from natural light through a window dressed with vertical blinds and a carpeted floor. The room also has a wall-mounted central heating boiler discreetly positioned in one corner, space under the stairs and storage.

## Bedroom 2

12'2" x 9'10" (3.70m x 3.00m)

Bedroom 2 is a cosy space featuring soft pink walls with a contrasting grey accent wall, providing a touch of character. It includes a radiator and a window with vertical blinds, while the carpeted flooring adds warmth and comfort underfoot.

## Bathroom

8'8" x 6'9" (2.65m x 2.00m)

The bathroom is a contemporary and stylish room fully tiled in neutral stone-effect tiles. It includes a spacious corner shower enclosure with glass doors, a modern white basin set into a vanity unit with a colourful mosaic tiled surface, and a toilet. The standout feature is a built-in bathtub with mosaic tile detailing and integrated spotlights in the base, creating an elegant bathing area. A window with a patterned blind provides natural light while maintaining privacy.

## Loft Room

15'4" x 11'6" (4.68m x 3.51m)

The loft room occupies the entire second floor and is a versatile space featuring a large dormer window that floods the room with natural light. The room is carpeted and has a feature paper wall with a modern geometric pattern in muted tones, ideal for use as an additional bedroom, office, or hobby room.

## Rear Garden

The rear garden provides a pleasant outdoor space combining a lawn with a paved patio area at the far end, perfect for seating or dining outdoors. The garden is enclosed by fencing and includes a brick-built outhouse with a charming old coal cellar door and a small green garden shed, adding a touch of character to the garden.

## 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.

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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







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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.

Other Info

New Kitchen / Carpets most rooms and Boiler Included: Fridge/Freezer/Dishwasher



DISCLAIMER

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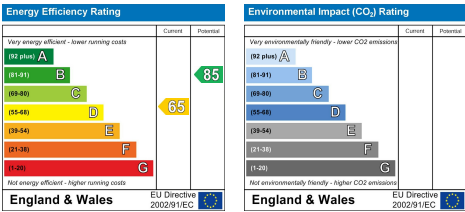
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