



Church Street, Clowne, Chesterfield, Bolsover S43 4FL

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Offers In The Region Of  
£210,000

PINEWOOD





# Church Street Clowne Chesterfield Bolsover S43 4FL



## Offers In The Region

**4 bedrooms**  
**3 bathrooms**  
**1 receptions**

- 4 spacious bedrooms
- 3 modern bathrooms
- Detached house on Church Street
  - 1,492 sq ft of space
  - 1 cosy reception room
- Located in Clowne, Chesterfield
  - Close to local amenities
- Easy access to transport links
  - Ideal family home
- Freehold - Council Tax Band: D







Nestled on the charming Church Street in Clowne, Chesterfield, this delightful detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,492 square feet, the property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The well-appointed layout includes three bathrooms, ensuring convenience for all residents and visitors alike.

The exterior of the property features ample parking space for up to three vehicles, a valuable asset in today's busy world. The surrounding area is known for its community spirit and accessibility, making it a wonderful place to call home.

This residence not only offers a comfortable living space but also the potential for a vibrant lifestyle in the heart of Derbyshire. With its attractive features and prime location, this property is a must-see for anyone looking to settle in a welcoming neighbourhood.

**\*\*Video tour available, take a look around!\*\***

**\*\*Contact Pinewood Properties for more information or to book a viewing\*\***

#### Entrance Hall

A welcoming entrance hall with tiled flooring and a staircase leading to the first floor. The walls feature a patterned design with a neutral colour scheme, and natural light filters in through a window at the front door area. This space provides access to the lounge, kitchen/dining room, integral garage, and WC.

#### Lounge

16'4" x 10'3" (4.97m x 3.12m)

The lounge is spacious and comfortable, carpeted in a soft neutral tone. The walls are painted in light hues, creating a warm and inviting atmosphere. A large window at the front lets in natural light, enhancing the sense of space. This room offers a relaxing environment for family or guests.

#### Kitchen/Dining Room

11'11" x 19'2" (3.62m x 5.83m)

The kitchen/dining room is a bright and airy space with tiled flooring and a modern rustic feel. The kitchen features cream cabinets with wood effect worktops, glass-fronted upper units, and a tiled splashback in neutral tones. A gas hob and stainless steel extractor fan are fitted, alongside ample space for appliances. The dining area comfortably accommodates a round table with seating, and patio doors open out to the sun room, linking the space to the garden.

#### Utility Room

8'4" x 5'10" (2.55m x 1.79m)

A practical utility room with tiled flooring and fitted units matching the kitchen. There is space for a washing machine and tumble dryer beneath the worktop, complemented by a tiled splashback and a sink. This room also provides access to the sun room and the rear garden beyond.

#### WC

3'1" x 5'11" (0.93m x 1.79m)

The WC is conveniently located off the utility room and comprises a toilet and a pedestal sink. The walls are painted in light tones, and the floor is tiled, offering a clean and practical space.

#### Sun Room

12'10" x 8'10" (3.92m x 2.69m)

The sun room is filled with natural light from large windows and a heat shield styled roof. It has space for a large dining table or for comfortable seating arrangements and wood-effect flooring, creating a perfect spot to enjoy views of the garden through the French doors that open onto the patio area.

#### Landing

On the first floor, the landing provides access to all four bedrooms and the family bathroom. It is neutrally decorated with carpet flooring and benefits from a window that adds natural light to the space.

#### Bedroom 1

15'3" x 10'3" (4.66m x 3.12m)

The principal bedroom is a generous double room with a large window overlooking the front of the property. It features a feature wallpapered wall behind the bed and light carpeting. The room has built-in wardrobes and an ensuite bathroom with a shower, toilet, and basin, finished in neutral tones.

#### Ensuite

The ensuite shower room features a corner shower cubicle, toilet, and basin with modern fixtures. The walls are painted in a soft tone, complementing the practical and well-maintained space.

#### Bedroom 2

11'5" x 9'0" (3.49m x 2.75m)

Bedroom 2 is a comfortable double room with neutral decor and carpet flooring. A large window allows for plenty of natural light, making this room bright and airy.

#### Bedroom 3

14'4" x 8'4" (4.36m x 2.55m)

Bedroom 3 is a double room with light carpeting and a window providing natural light. The decor is kept simple, making it versatile for various uses.

#### Bedroom 4

10'8" x 8'4" (3.26m x 2.55m)

Bedroom 4 is a smaller bedroom, suitable for a single bed or as a home office. It features neutral decoration with carpet flooring and a window that provides natural light.

#### Bathroom

7'11" x 6'5" (2.41m x 1.96m)

The family bathroom is fitted with a bath, toilet, and basin. The flooring is wood effect laminate, and a window allows for natural light. The walls are painted in a neutral tone, creating a fresh and clean space.

#### Rear Garden

The rear garden is well-maintained with a flagged patio area extending from the sun room, perfect for outdoor seating and entertaining. Beyond the patio, a lawn area is bordered with white stone chippings and mature trees. A wooden pergola with seating offers a sheltered space, while a children's play area with a slide and playhouse is also present. The garden is fully enclosed with dark fencing for privacy and features a small pond adding to the peaceful setting.

#### General Information

Total Floor Area: 138.6 sq.m. (1492 sq.ft.) Approx

Gas Central heating

Shared driveway

Council Tax Band: D

#### A reservation agreement maybe available

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.

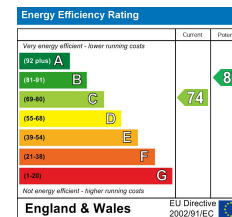
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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.

#### 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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