



Clowne Road, Barlborough, Chesterfield, Derbyshire S43 4EJ



2



1



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EPC
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**Offers In The Region Of
£170,000**

PINWOOD

Clowne Road Barlborough Chesterfield Derbyshire S43 4EJ



Offers In The Region OF £217,000

2 bedrooms
1 bathrooms
2 receptions

- 2 cosy bedrooms
- 1 modern bathroom
- Spacious reception rooms
- Semi-detached house
 - Built in 1940
- Located in Barlborough
 - Near Clowne Road
 - Close to Chesterfield
 - Ideal for small families
 - NO CHAIN



OFFERED WITH NO CHAIN

A lovely property with thoughtful upgrades and an outstanding garage space. Found on Cloyne Road in the charming village of Barlborough, Chesterfield, this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1940, the property spans an impressive 1,179 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, allowing for a seamless flow between spaces. The two well-proportioned bedrooms offer a peaceful retreat, perfect for unwinding after a long day. The bathroom is conveniently located, catering to the needs of the household. With the well-appointed kitchen area featuring space for all of your appliance needs and for cooking for the family or entertaining guests.

The exterior of the property features parking for one vehicle, ensuring convenience for residents and visitors alike. The surrounding area is known for its friendly community atmosphere and offers a range of local amenities, making it an ideal location for families and professionals.

This charming home on Cloyne Road presents an excellent opportunity for those seeking a comfortable and well-located residence in Derbyshire. With its blend of traditional features and modern convenience, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

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

Kitchen

19'4" x 5'1" (5.89m x 1.81m)

This kitchen is a practical and welcoming space featuring a long, fitted work surface with a double sink and drainer beneath a large window that fills the room with natural light. The kitchen includes light wood cabinetry paired with neutral tiled splashbacks and a tiled floor in a checkerboard pattern. There is an electric hob with a stainless steel splashback and extractor hood, along with space for essential appliances including an integrated washing machine and dishwasher. A door leads outside, providing convenient access to the garden area. The area also includes a double oven and grill.

Lounge

12'0" x 15'0" (3.65m x 4.57m)

The lounge is a cosy and inviting room, featuring a large window that overlooks the garden and fills the space with natural light. It has a warm, neutral carpet and a focal point fireplace with a modern inset fire set against a feature wall decorated with a leaf pattern. The room is spacious enough to accommodate comfortable seating and is connected to the dining room through an arched opening, allowing for a seamless flow between the two spaces.

Dining Room

7'4" x 6'5" (2.24m x 1.97m)

This bright and cosy dining room is positioned to the front of the house, featuring a window that lets in natural light. It is a modestly sized space, perfect for intimate meals or as a quiet spot for casual dining. The room connects directly to the lounge and entrance hall, making it easy to access from both the kitchen and living areas.

Landing

Upstairs, the landing enjoys natural light from a window and offers access to the two bedrooms and bathroom. It is carpeted and provides a simple, functional space with white walls and a wooden bannister, creating a neutral backdrop for the home's living spaces.

Bedroom 1

12'10" x 9'1" (3.92m x 2.77m)

Bedroom 1 is a charming double bedroom featuring a pitched ceiling that adds character and a window overlooking the front of the house. The room is carpeted in a light tone and decorated in soft, neutral colours with a delicate floral theme. It includes space for bedside tables and a wardrobe, offering practical storage while maintaining a comfortable and homely atmosphere.

Bedroom 2

12'10" x 11'10" (3.92m x 3.61m)

Bedroom 2 is a versatile space that can serve as a bedroom or study. It is carpeted in green and features a window overlooking the rear garden, allowing plenty of natural light to fill the room. The room offers space for practical storage and workspace solutions, ideal for a study or guest room.

Bathroom

6'6" x 10'3" (1.97m x 3.12m)

The bathroom is well-appointed with a corner bath, separate shower cubicle, pedestal sink and toilet. It is finished with a combination of blue and cream tiling on the walls and has a window that provides natural light and ventilation. The flooring features wood-effect tiles that complement the overall clean and fresh feel of the space.

Double Glazed Porch

The porch sits at the rear of the property overlooking the garden and provides a bright and airy space with large glass panels and a door leading out to the garden. It is the perfect spot to enjoy the view of the lawn and surrounding greenery while relaxing in natural light throughout the day.



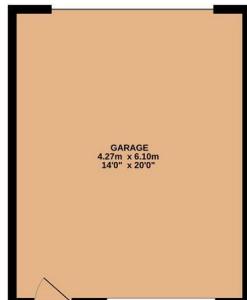
GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.



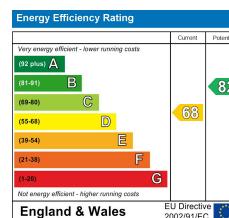
DETACHED GARAGE
28.8 sq.m. (310 sq.ft.) approx.



TOTAL FLOOR AREA : 109.5 sq.m. (1179 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 is a sales marketing plan 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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PINEWOOD



ESTAS
WINNER



CHESTERFIELD
HIGH STREET
AWARDS
WINNER



Rear Garden
Outside, the south facing garden is a well-maintained area mainly laid to lawn with mature planted borders that add privacy and colour to the space. There is a paved patio area adjacent to the porch, ideal for outdoor seating and entertaining. A blue wooden shed provides additional storage and the garden is enclosed by fencing, offering a secure and private outdoor space.

Garage

19'8" x 14'0" (6.00m x 4.27m)

The detached garage is a practical addition, with a large up-and-over door and separate pedestrian door. It offers generous storage space for vehicles, tools or garden equipment and is situated at the end of a driveway providing easy access. With electrics and lighting working and plastic tiled flooring.

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:

Council Tax Band: A

Total Floor Area: 1179 sq. ft. Approx

uPVC Double Glazing

Gas Central Heating - Valiant Combi boiler located in the kitchen

Huge detached garage at the rear of the property with access through the rear crescent.

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.