



Rectory Road, Clowne, Chesterfield, Derbyshire S43 4FJ

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EPC

C

Offers In The Region Of
£170,000

P I N E W O O D



**Rectory Road
Clowne
Chesterfield
Derbyshire
S43 4FJ**

Offers In The Region

**2 bedrooms
1 bathrooms
1 receptions**

- STUNNING END TERRACE HOUSE
- IMMACULATELY PRESENTED AND MAINTAINED
- SPACIOUS RECEPTION ROOM, WITH FRENCH DOORS OUT TO THE GARDEN
- DESIRABLE LOCATION WITHIN CLOWNE, DERBYSHIRE
 - CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO TRANSPORT LINKS LIKE THE M1
- IDEAL FOR SMALL FAMILIES OR FIRST TIME BUYERS
 - SPACIOUS BEDROOMS WITH BUILT IN STORAGE
- VIEWING HIGHLY RECOMMENDED AND ENCOURAGED
- FREEHOLD - COUNCIL TAX BAND: B - EPC RATED: C





****VIEWING ENCOURAGED FOR THIS STUNNING END TERRACE, FEATURING A SPACIOUS RECEPTION ROOM AND REAR PARKING****
Welcome to this charming end-terrace house located at 18 Rectory Road in the delightful village of Clowne, Derbyshire. This modern property offers a comfortable living space of 584 square feet, making it an ideal choice for first-time buyers, small families, or those seeking a cosy retreat.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features two bedrooms, which are both bright and airy, offering a peaceful haven for rest. The bathroom is conveniently situated, ensuring ease of access for all residents.

The property also benefits from parking for one vehicle, a valuable asset in this charming village setting. Clowne is known for its friendly community and offers a range of local amenities, including shops, schools, and parks, all within easy reach.

This end-terrace house combines modern living with the charm of village life, making it a wonderful opportunity for those looking to settle in a welcoming area. Do not miss the chance to make this delightful property your new home.

Video tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing on 01246 810519

Lounge/Diner

14'1" x 12'3" (4.30m x 3.73m)

This welcoming lounge and dining area is a versatile space with wood-effect flooring and neutral walls that create a warm atmosphere. A large window and French doors at the rear fill the room with natural light and offer direct access to the garden, perfect for indoor-outdoor living. The layout allows for comfortable seating alongside a dining table, making it ideal for relaxing or entertaining guests.

Kitchen

10'10" x 5'3" (3.30m x 1.59m)

The kitchen is thoughtfully designed with a bright window above the sink that overlooks the front garden. It features cream cabinetry with plenty of storage and worksurfaces, complemented by a patterned tiled floor adding character and charm. Integrated appliances include an oven and gas hob, with space for additional white goods. The kitchen is accessed from the entrance hall and benefits from a door with glass panels that connects to the lounge/diner.

Entrance Hall

The ground floor entrance hall provides access to the kitchen, lounge/diner, and downstairs WC. It also contains the staircase leading to the first floor. The hallway has a neutral décor and patterned tiled flooring that continues from the kitchen, providing a practical and welcoming entry point into the home.

WC

A practical cloakroom with a WC and pedestal sink, finished with patterned tiled flooring and neutral walls. This convenient space is located just off the entrance hall on the ground floor.

Bedroom 1

8'7" x 12'3" (2.62m x 3.73m)

Bedroom 1 offers a peaceful space with a soft, neutral carpet and natural light pouring in from a window that overlooks the rear garden. The room is well-proportioned to accommodate a double bed and additional bedroom furniture and a built-in wardrobe, making it an ideal main bedroom.

Bedroom 2

8'9" x 12'3" (2.66m x 3.73m)

Bedroom 2 is another good-sized double bedroom, carpeted in a light neutral tone with a window to the front aspect. This room provides flexibility for use as a guest bedroom, children's room, or a home office space.

Bathroom

6'6" x 5'7" (1.99m x 1.71m)

The bathroom is neatly finished with a white suite comprising a bath with overhead shower, a wash basin, and a toilet. Bold orange tiling around the bath area adds a splash of colour, while neutral walls and flooring keep the space bright and fresh. A window provides natural light and ventilation.

Rear Garden

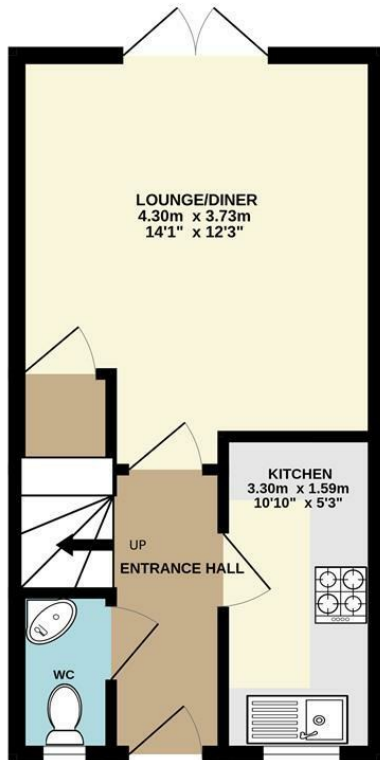
The rear garden is a private, fully enclosed space featuring a paved patio area ideal for outdoor seating and entertaining. Beyond this lies a lawn bordered by fencing and a wooden garden shed, providing useful storage.

The garden is easily accessible from the lounge/diner through the French doors, offering a seamless flow between indoor and outdoor living. The garden also has a rear exit out onto the allocated parking space at the rear.

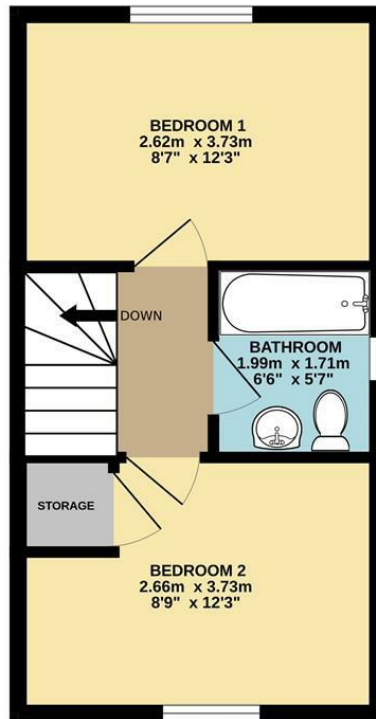
Front Exterior

The property benefits from a charming exterior with traditional stonework and a tiled roof. Front garden space is enclosed by a low stone wall and gated entrance, complemented by a pastel blue front door and adjoining window that allow natural light into the hallway. The setting is in keeping with the character of the local area, offering curb appeal and a welcoming arrival.

GROUND FLOOR
27.1 sq.m. (292 sq.ft.) approx.



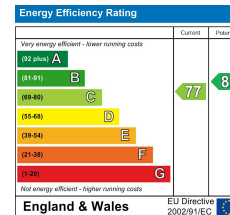
1ST FLOOR
27.1 sq.m. (292 sq.ft.) approx.



TOTAL FLOOR AREA : 54.3 sq.m. (584 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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GENERAL INFORMATION
EPC: C
Council Tax Band: B
Total Floor Area: 584 sq. ft. Approx
uPVC Double Glazing
Gas Central Heating

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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