



Wilson Avenue, Clowne, Chesterfield, Derbyshire S43 4NH

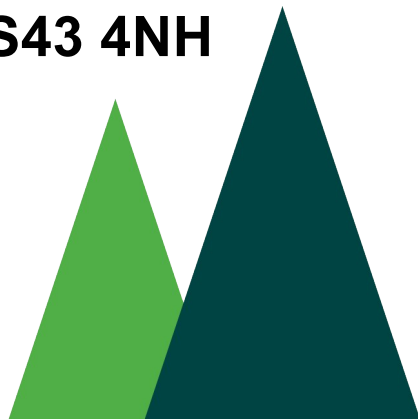
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**Offers In The Region Of
£220,000**

P I N E W O O D



**Wilson Avenue
Clowne
Chesterfield
Derbyshire
S43 4NH**



**Offers In The Region
Of £220,000**

**3 bedrooms
2 bathrooms
2 receptions**

- Three Bedroom Semi-Detached
- Extended open-plan kitchen
 - Cosy sitting room
- Three well-proportioned bedrooms
 - Stylish family bathroom
 - Ground floor shower room
 - Spacious front dining room
 - Private rear garden
 - Gated off-road parking
- Freehold - Council Tax Band A



MUCH MORE THAN FIRST MEETS THE EYE... Presenting a delightful opportunity for those seeking a spacious family home. This link-detached house, built in the 1930s, boasts an older style that exudes character and warmth.

Upon entering, you will find two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is designed to provide ample space for family gatherings or quiet evenings at home. The property features three well-proportioned bedrooms, offering comfortable accommodation for families or those who desire extra space for guests or a home office.

With two bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household. The thoughtful design of this home caters to modern living while retaining its classic charm.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles. This is a rare find in residential areas and adds to the practicality of the home, making it ideal for families with multiple cars or for those who enjoy hosting visitors.

In summary, this home on Wilson Avenue is a wonderful blend of character and functionality, making it an excellent choice for anyone looking to settle in the lovely community of Clowne. With its spacious interiors and convenient parking, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming house your new home.

Entrance Hall

A welcoming entrance hall with a composite front door and side-facing window allowing natural light to flow in. Featuring a laminate floor, large central heating radiator, and carpeted stairs rising to the first floor. Provides access to the dining room and main living areas.

Dining Room

14'7" x 12'9" (4.45 x 3.89)

Located to the front of the property, this bright and spacious reception room features a large bay window, central heating radiator, contemporary décor, and fitted carpet—ideal for formal dining or as a versatile additional sitting area.

Sitting Room

20'11" x 9'2" (6.39 x 2.81)

A cosy and stylish space, the sitting room centres around a charming log burner set within a chimney breast. With downlights overhead, a contemporary radiator, under-stairs storage, and laminate flooring. This room opens seamlessly into the kitchen via a breakfast bar—ideal for open-plan living.

Kitchen

16'11" x 10'7" (5.16 x 3.24)

A beautifully extended kitchen with a mono-pitched roof and skylight windows creating a bright, open feel. Fitted with sleek high-gloss units, quartz-style worktops and upstands, the kitchen includes a stainless-steel sink with swan neck mixer tap, American-style fridge freezer space, and provision for a range-style cooker with glass splashback and chimney extractor. A central quartz breakfast bar seats three comfortably. Finished with laminate flooring and rear garden views through a uPVC window and access via the double doors.

Utility Room

5'10" x 9'2" (1.79 x 2.80)

Accessed off the kitchen, the utility room features square-edge worktops and is currently styled as a home bar. With tiled flooring, central heating radiator, and access to the ground floor shower room and storage area.

Ground Floor Shower Room

5'3" x 8'11" (1.62 x 2.72)

Modern and fully tiled, this convenient ground floor shower room includes a walk-in shower with thermostatic mixer, acrylic vanity basin with storage, chrome towel radiator, low flush WC, and opaque uPVC window.

Store Area / Tools Rooms

Accessible from the front exterior or the utility, this multi-purpose area is currently arranged in three sections: an entrance with workbench and space for a chest freezer; a tool store ideal for gardening equipment; and a rear workshop/store with fitted benches, shelving and an opaque side window. Versatile enough for conversion (subject to permissions) or perfect as practical storage.

Primary Bedroom

12'6" x 12'0" (3.82 x 3.68)

A generous double bedroom to the front aspect with a uPVC window, central heating radiator, fitted carpet, and a mix of painted plaster and feature wallpaper décor.

Bedroom Two

13'5" x 9'4" (4.09 x 2.86)

A well-proportioned double room with a rear garden outlook. Features include a uPVC window, central heating radiator, and fitted carpet.

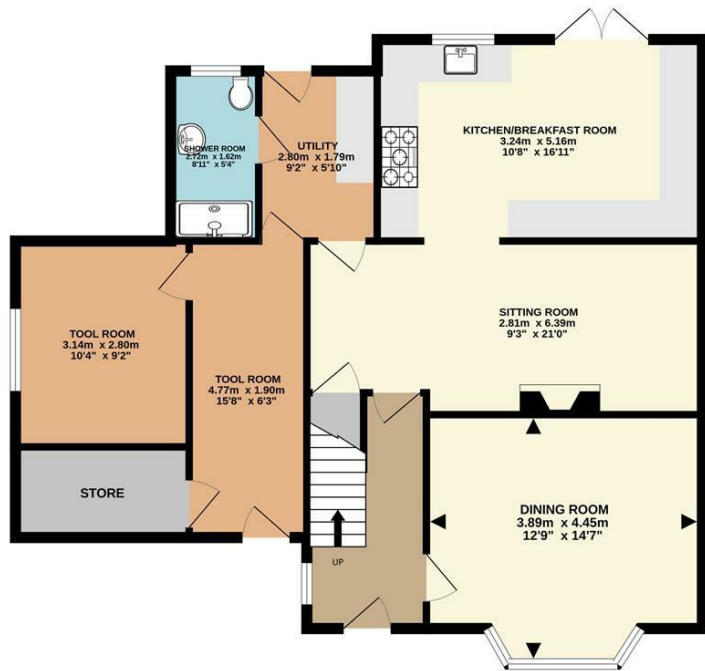
Bedroom Three

8'6" x 9'4" (2.61 x 2.86)

Currently used as a home office, this front-facing bedroom offers a neutral finish with laminate flooring, uPVC window and central heating radiator—ideal for flexible use as a nursery, guest room, or workspace.

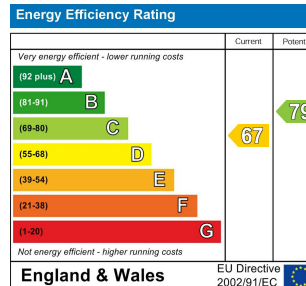
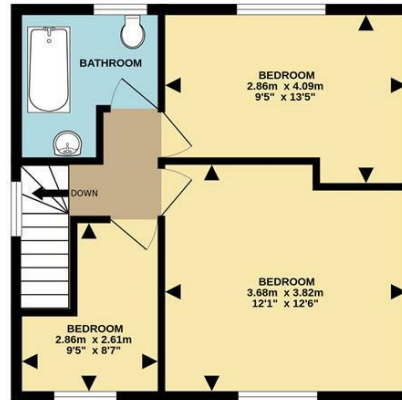


GROUND FLOOR
89.1 sq.m. (959 sq.ft.) approx.



TOTAL FLOOR AREA : 128.9 sq.m. (1388 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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1ST FLOOR
39.8 sq.m. (429 sq.ft.) approx.



Family Bathroom

7'8" x 7'10" (2.35 x 2.39)

This attractive bathroom features a freestanding roll-top bath with taps and handheld shower, pedestal wash basin with splashback, close-coupled WC, chrome heated towel rail, and opaque uPVC window. Finished with wood-effect laminate flooring.

Front Exterior

Set back from the road with gated access, the front of the property includes a block-paved path leading to a gravelled forecourt providing ample off-road parking. A storm porch shelters the front entrance.

Rear Garden

A well-presented and enclosed garden with sandstone patio on exit from the utility, lawned areas, sleeper-edged planting beds, and a raised timber decked seating area—perfect for outdoor dining and entertaining.

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.

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.

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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.

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