

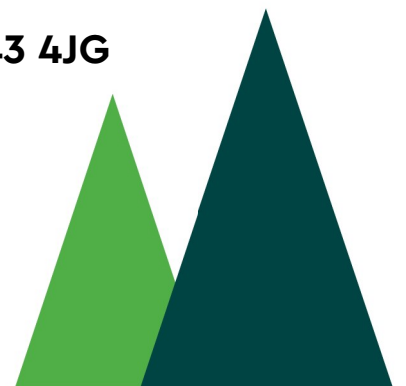
# PINEWOOD



Chestnut Drive, Clowne, Chesterfield, Derbyshire S43 4JG

 3  1  1  EPC D

Offers In The Region Of £220,000



# \*\*\* THREE BED DETACHED BUNGALOW IN THE HEART OF CLOWNE - BEING OFFERED WITH NO UPWARD CHAIN \*\*\*

Pinewood are delighted to offer this well presented THREE bed detached bungalow. Situated in the sought after area of Clowne, close to all the local amenities including supermarkets and the ARC leisure centre. The property is also only a short drive to junction 30 M1.

The property benefits from a bright spacious lounge, a fitted kitchen with integrated fridge freezer, three bedrooms and a four piece bathroom suite in white.

To the front of the property there is a driveway leading to the carport and an easy to maintain garden with mature shrubs and hedges. To the rear of the property there is a fully enclosed south facing garden, a garden shed and an outside tap and lighting. The property also benefits from gas central heating, double glazing and intruder alarm.

\*\*\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*\*\*

\*\*\*PLEASE CONTACT PINEWOODS TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION\*\*\*

- DETACHED BUNGALOW
- SPACIOUS LOUNGE
- FITTED KITCHEN WITH INTEGRATED FRIDGE/FREEZER
- FOUR PIECE BATHROOM SUITE
- CLOSE TO LOCAL AMENITIES AND JNC 30 M1
- THREE BEDROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING & CARPORT
- SOUTH FACING REAR GARDEN
- FREEHOLD PROPERTY - COUNCIL TAX BAND 'C'

## LOUNGE

19'10" x 12'7" (6.05 x 3.85)

## KITCHEN

12'1" x 8'10" (3.70 x 2.71)

## BEDROOM ONE

12'2" x 10'1" (3.71 x 3.08)

## BEDROOM TWO

9'6" x 8'2" (2.90 x 2.49)

## BEDROOM THREE

8'11" x 7'10" (2.72 x 2.41)

## BATHROOM

9'6" x 6'6" (2.90 x 2.0)

## DISCLAIMER

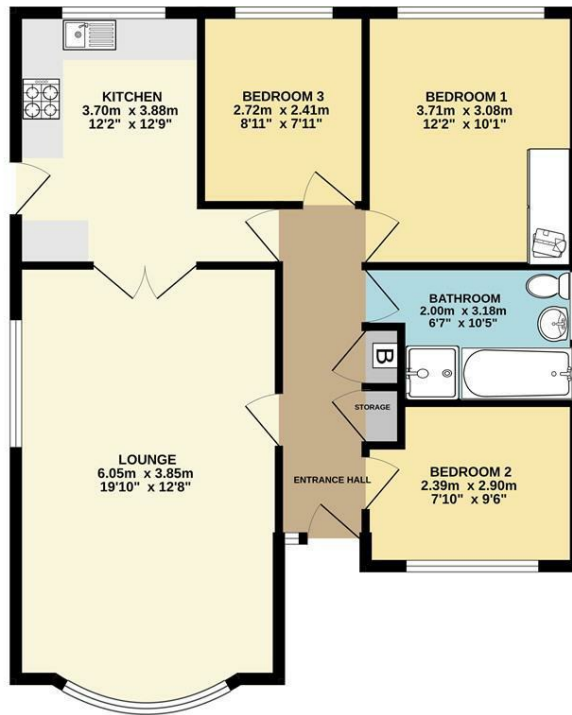
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position



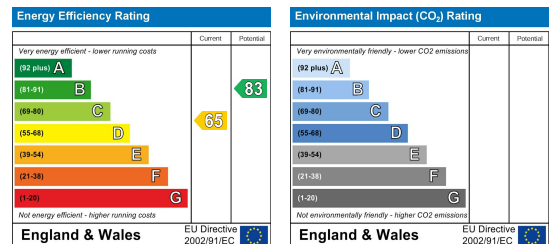




# GROUND FLOOR



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.  
Made with Metropack (2022)



## DISCLAIMER

**GENERAL** - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

**SERVICES, SYSTEMS AND APPLIANCES** listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**MEASUREMENTS** have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**FIXTURES AND FITTINGS** may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any other website

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
012623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

PINEWOOD

