

# PINEWOOD



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PINEWOO



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**Chestnut Drive, Clowne, Chesterfield, Derbyshire S43 4JG**



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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)

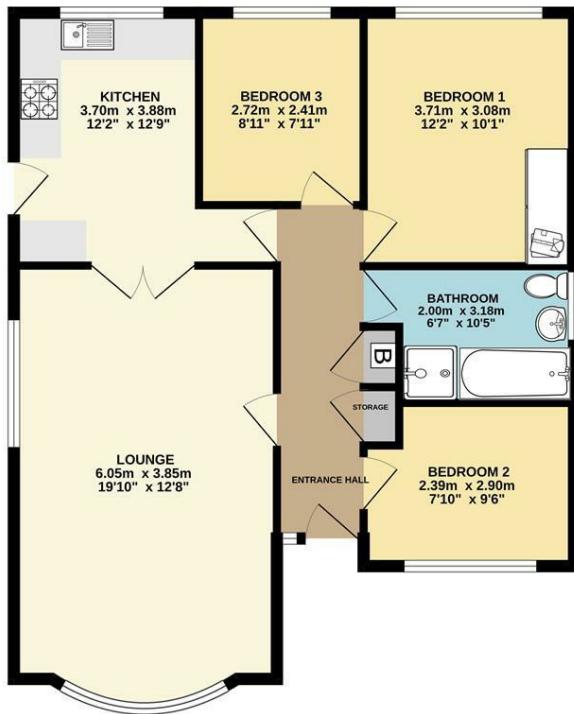
#### BATHROOM

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.





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 indicative purposes only and should not be used as such by any prospective purchaser. The heating, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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 solicitor.

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.

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