



Gray Street, Clowne, Chesterfield, S43 4RU

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EPC

D

Offers In The Region Of
£140,000

PINEWOOD



Gray Street Clowne Chesterfield S43 4RU



Offers In The Region

3 bedrooms
1 bathrooms
2 receptions

- No Chain
- 3 spacious bedrooms
- 1 modern bathroom
- 2 cosy reception rooms
- Semi-detached house
 - Built in 1909
 - 862 sq ft of space
- Located in Clowne, Chesterfield
 - Close to local amenities
- Freehold - Council Tax Band: A



THE PERFECT FAMILY HOME WITH NO CHAIN, FIRST TIME BUYERS OR PEOPLE LOOKING FOR A BIT OF EXTRA SPACE, THIS PROPERTY DELIVERS WITH CHARACTER AND COMFORT...

Nestled in the charming area of Gray Street, Clowne, this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1909, the property boasts a rich history while providing ample space for a growing family or those seeking a comfortable home.

Spanning an impressive 862 square feet, the house features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere throughout.

The property comprises three spacious bedrooms, providing plenty of room for rest and relaxation. Each bedroom is filled with natural light, making them perfect for personal retreats or children's rooms. The single bathroom is conveniently located, catering to the needs of the household.

Situated in the picturesque town of Clowne, residents will benefit from a friendly community and easy access to local amenities. The surrounding area offers a variety of parks and recreational spaces, perfect for outdoor activities and leisurely strolls.

This semi-detached house on Gray Street presents an excellent opportunity for those looking to invest in a property with both charm and potential. With its historical significance and modern comforts, it is a must-see for anyone seeking a new home in Derbyshire.

****Call Pinewood Properties for more information and to book a viewing****

LOUNGE

12'7" x 12'5" (3.85 x 3.80)

A lovely reception room featuring a large bay window, central heating radiator and a plush fitted carpet.

DINING ROOM

13'3" x 12'5" (4.05 x 3.80)

Moving through to the tasteful dining room where entertaining guests becomes a breeze in this open space with wooden floors adding to the character of the room. A central heating radiator and patio doors complete the room.

KITCHEN

13'4" x 7'1" (4.08 x 2.17)

Before coming to the kitchen that features a 4 ring gas hob and a sink with drainer sat beneath a lovely uPVC window overlooking the side of the property.

BEDROOM 1

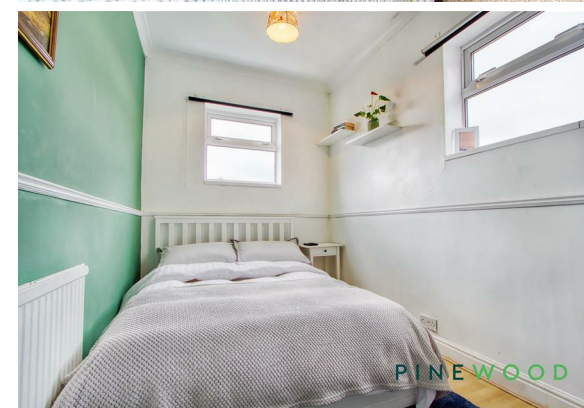
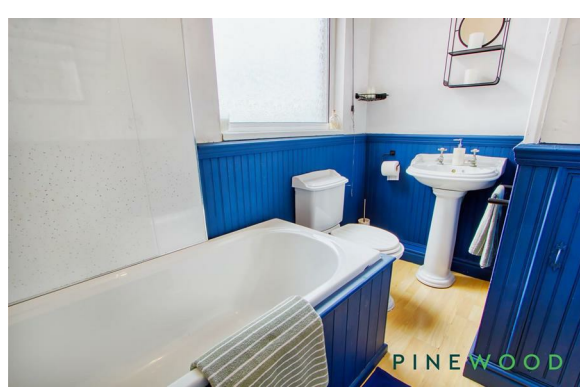
11'3" x 12'5" (3.43 x 3.81)

Coming upstairs to the principal bedroom we have a lovely fitted carpet, a central heating radiator and a uPVC window. Also featuring an over the stairs storage cupboard.

BEDROOM 2

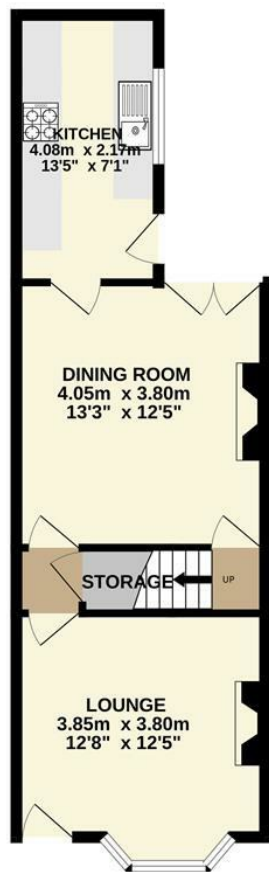
13'4" x 7'2" (4.08 x 2.19)

Bedroom 2 sits at the end of a long hallway featuring a central heating radiator, uPVC window and wooden floor boards.



GROUND FLOOR
40.7 sq.m. (436 sq.ft.) approx.

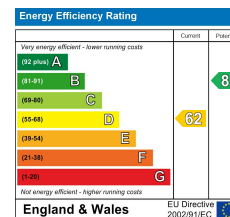
1ST FLOOR
39.4 sq.m. (424 sq.ft.) approx.



TOTAL FLOOR AREA: 80.1 sq.m. (862 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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BEDROOM 3

7'0" x 9'6" (2.15 x 2.91)

The final bedroom is perfect as a study or a child's bedroom, featuring a uPVC window, a central heating radiator and a fitted carpet.

BATHROOM

5'10" x 9'6" (1.79 x 2.91)

The family bathroom features a bath with a shower above it, a low flush toilet, a pedestal hand wash basin and laminate flooring all completed by a lovely uPVC window with frosted glass for privacy and filling the room with natural light.

EXTERIOR

The exterior of this property is well situated for any family, featuring paved areas in the garden as well as grass, a shed sits at the end of the garden.

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.

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: D

COUNCIL TAX BAND: A

TOTAL FLOOR AREA: 80.1 sq.m. (862 sq.ft.) Approx

GAS CENTRAL HEATING

uPVC DOUBLE GLAZED

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.

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ESTAS
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CHESTERFIELD
HIGH STREET
AWARDS
WINNER



PINEWOOD