



Church Street, Clowne, Chesterfield, Derbyshire S43 4JS

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EPC

D

Offers In The Region Of £149,995

PINEWOOD





# Church Street Clowne Chesterfield Derbyshire S43 4JS



## Offers In The Region Of £149,995

**2 bedrooms**  
**1 bathrooms**  
**1 receptions**

- Detached house on Church Street, brilliant location close to local amenities
  - Two spacious bedrooms - Bedroom One being huge
- One modern bathroom - Spacious and sleek, ready to make those morning routines easier
- Spacious reception room, adjoining dining area for that open plan living
- Located in Clowne, Chesterfield - Easy access to transport links like the M1
  - Ideal for small families, or first time buyers
  - A stunning investment opportunity
- Viewing recommended to truly appreciate what this property has to offer
  - EPC Rated: D
  - Freehold - Council Tax Band; B







## \*\*1890 HOUSE MODERNISED CHARACTER AND MODERN LIVING, STUNNINGLY FINISHED\*\*

This delightful detached house, built in 1890, offers a unique blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and charm, perfect for relaxing or entertaining guests. The layout of the house is both practical and inviting, ensuring that every corner is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs with ease.

The location of this home is particularly appealing, situated in a friendly community with easy access to local amenities, schools, and transport links. Clowne itself is a quaint village that offers a range of shops, parks, and recreational facilities, making it an excellent choice for those who appreciate a balance of tranquillity and convenience.

This property not only boasts historical significance but also presents an opportunity for you to create your own memories in a home that has stood the test of time. Whether you are looking to invest or find your next home, this charming house on Church Street is certainly worth considering. Embrace the chance to own a piece of Clowne's history while enjoying the comforts of modern living.

Video Tour Available, take a look around!

Contact Pinewood Properties for more information or to book a viewing!

### Lounge

15'5" x 12'11" (4.70m x 3.94m)

This inviting lounge is a spacious and comfortable room featuring a bay window that fills the space with natural light. The room is centred around a charming fireplace with a wood-burning stove, creating a warm and homely atmosphere. The walls are accented with a rich blue colour, complementing the carpeted floor and neutral furnishings, making it a perfect place to relax or entertain guests.

### Dining Room

13'7" x 11'6" (4.15m x 3.50m)

The dining room offers a bright and inviting space for meals and gatherings with family and friends. Featuring a large window that allows ample daylight, the room is enhanced by a striking blue feature wall that adds character and depth. The neutral carpet provides comfort underfoot, while the wooden dining table and modern chairs add a contemporary touch to the room's traditional dimensions.

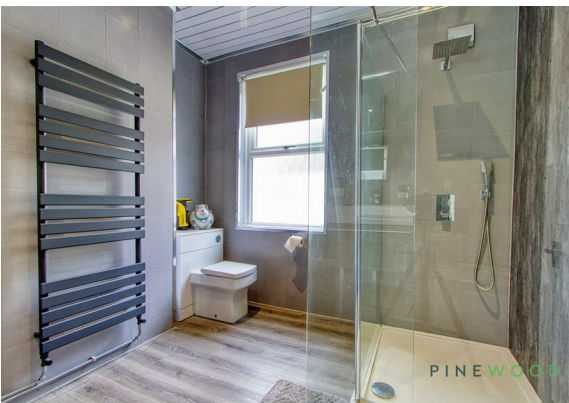
### Kitchen

The kitchen is a practical and well-appointed room with a bright atmosphere thanks to a window overlooking the exterior. It features modern white cabinetry topped with wood-effect work surfaces, creating a warm and natural look. The kitchen includes an integrated electric hob and oven, a stainless steel sink beneath the window, and ample space for appliances and storage. Adjacent to the kitchen is a handy store area, perfect for additional storage needs.

### Bedroom 1

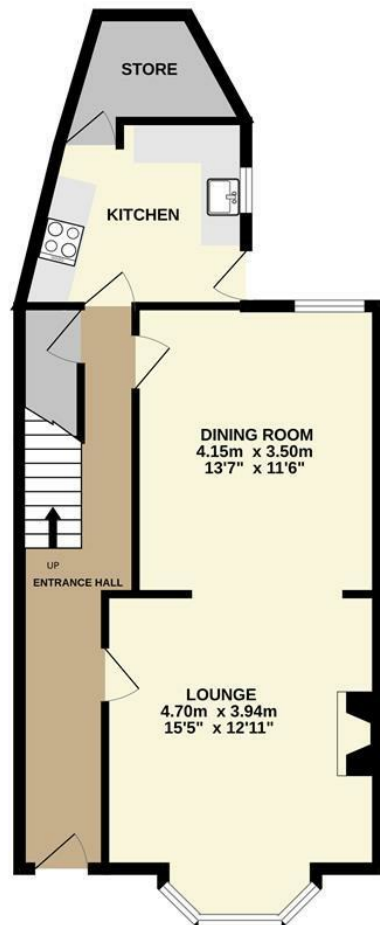
13'0" x 17'4" (3.95m x 5.29m)

The master bedroom is a generously proportioned and serene space, decorated in soft neutral tones that enhance its calm atmosphere. It features two large windows that provide plenty of natural light, complemented by dark curtains for privacy. The room is furnished with a large upholstered bed and matching bedside drawers, with recessed ceiling lights adding a modern touch. A textured accent wall behind the bed lends subtle character to the room.



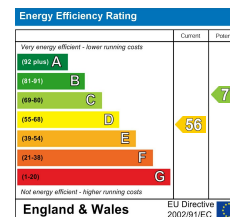
GROUND FLOOR  
53.5 sq.m. (576 sq.ft.) approx.

1ST FLOOR  
49.5 sq.m. (533 sq.ft.) approx.



TOTAL FLOOR AREA : 103.0 sq.m. (1108 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 2

13'7" x 11'10" (4.15m x 3.62m)

Bedroom 2 is a comfortable and charming room, offering a cosy retreat with its soft carpet and neutral walls accented by a pale grey and white colour scheme. The room benefits from a large window dressed with yellow curtains that brighten the space. There is a sizeable mirrored wardrobe providing ample storage, alongside a fireplace adding a touch of character and traditional charm.

## Bathroom

7'10" x 10'10" (2.40m x 3.31m)

The bathroom is a modern and stylish space finished with sleek grey tiling and contemporary fixtures. It includes a walk-in shower with a rainfall shower head, a wall-hung sink unit with storage beneath, and a close-coupled toilet. A large mirror above the sink and a window provide light and reflectivity, while a heated towel rail adds comfort and practicality. The flooring has a wood-effect finish that complements the overall design.

## General Information

Full roof and gutter replacement completed in January 2024.

All windows and doors replaced in May 2023.

Boiler 6-7 years old.

Total Floor Area: 103.0 sq.m. (1108 sq. ft.) Approx

## 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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