



Ridgeway, Clowne, Chesterfield, S43 4BD

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£225,000

PINEWOOD



Ridgeway Clowne Chesterfield S43 4BD

£225,000

**2 bedrooms
1 bathrooms
1 receptions**

- 2 cosy bedrooms (One currently being used as an office)
- 1 modern bathroom, lovely finish with a vanity sink unit
- Large lounge with a lovely huge bay window, also including a feature log burner
 - Walnut styled kitchen units
 - Neff gas hob, oven and extractor included
- Property in an elevated position, set back from the road
- Church view from lounge window & Lovely Whitwell Woods view
- Small, charming garden, with trees at the back of the property, creating a lovely sense of privacy
 - Property & Sheds are Alarmed and have CCTV
- Semi-detached bungalow with enclosed garden - Freehold & council tax band (B)



Nestled in the charming area of Ridgeway, Clowne, this delightful semi-detached bungalow offers a perfect blend of comfort and scenic beauty. Built between 1980 and 1989, the property boasts a well-designed layout featuring two inviting bedrooms and a spacious reception room that serves as the heart of the home.

The lounge is particularly noteworthy, featuring a log burner with multi-fuel capabilities, which has been installed by HETAS and is swept annually for your peace of mind. This cosy space not only provides warmth during the colder months but also offers a picturesque view of the local church through the bay window, allowing you to enjoy the tranquil surroundings. Additionally, the elevated position of the bungalow ensures that you can appreciate the lovely vistas of Whitwell Woods, making it a perfect retreat from the hustle and bustle of daily life.

The kitchen is both functional and stylish, featuring walnut unit fronts complemented by laminate worktops. It is equipped with a Neff gas hob, oven and an extractor, making it a delightful space for culinary enthusiasts.

With parking available for one vehicle, and a beautiful rear garden this property is both practical and inviting. Whether you are looking to downsize or seeking a peaceful place to call home, this bungalow in Ridgeway is a wonderful opportunity not to be missed.

****Call Pinewood Properties to book a viewing and to discuss a reservation agreement****

Kitchen

14'2" x 6'11" (4.33 x 2.11)

A lovely kitchen / dining area at the front of the property featuring walnut styled unit fronts and a lovely dark laminate worktop. The kitchen features a Neff gas hob, oven and extractor, as well as a sink with drainer and quarter bowl with a swan neck mixer. This room has 2 large uPVC windows, one overlooking the front of the property and the other overlooking the driveway.

Leading into;

Lounge

14'4" x 11'2" (4.37 x 3.41)

The lounge area features a large bay window overlooking the front of the property, a lovely log burner that was installed by HETAS and is swept annually.

Bathroom

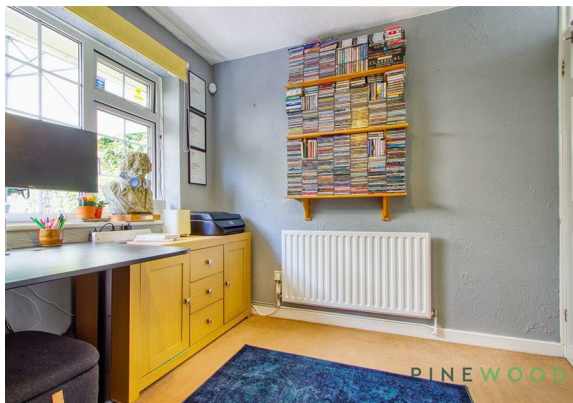
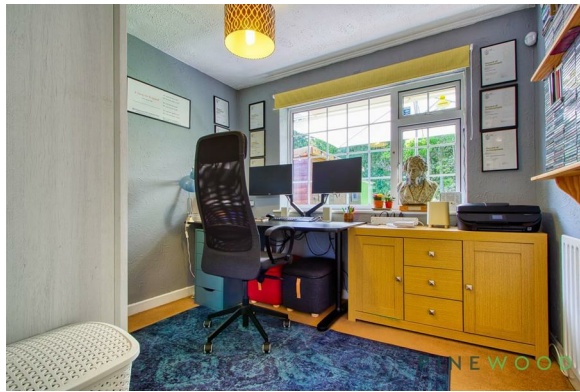
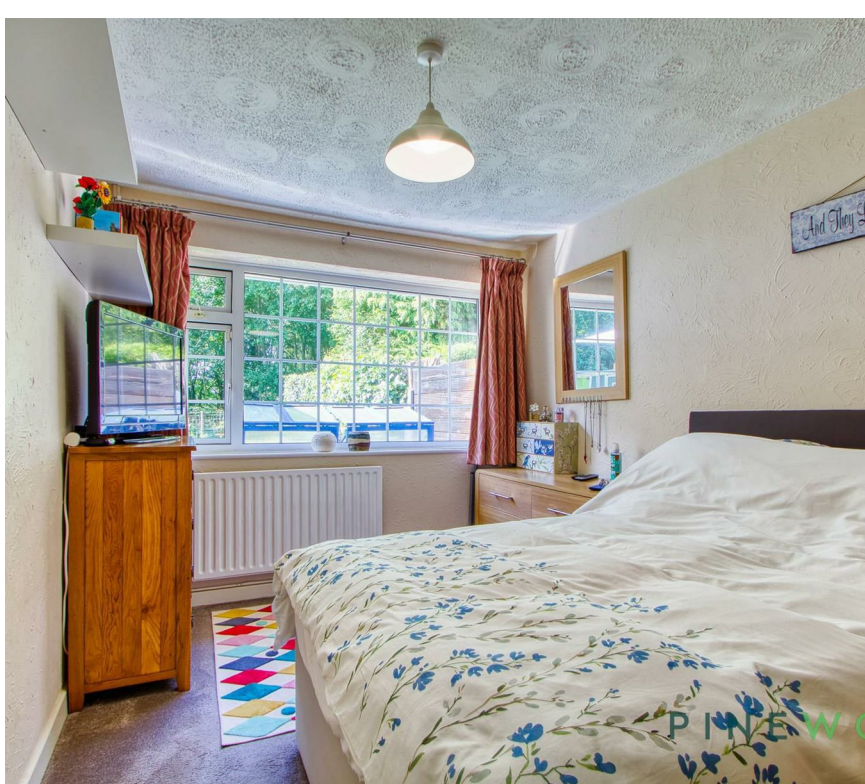
6'4" x 9'3" (1.94 x 2.82)

A lovely modern bathroom featuring a low flush wc with a vanity sink unit next to it. Also featuring a lovely bath with a shower above it, tiled splash back covering the room and a uPVC window with frosted glass for privacy.

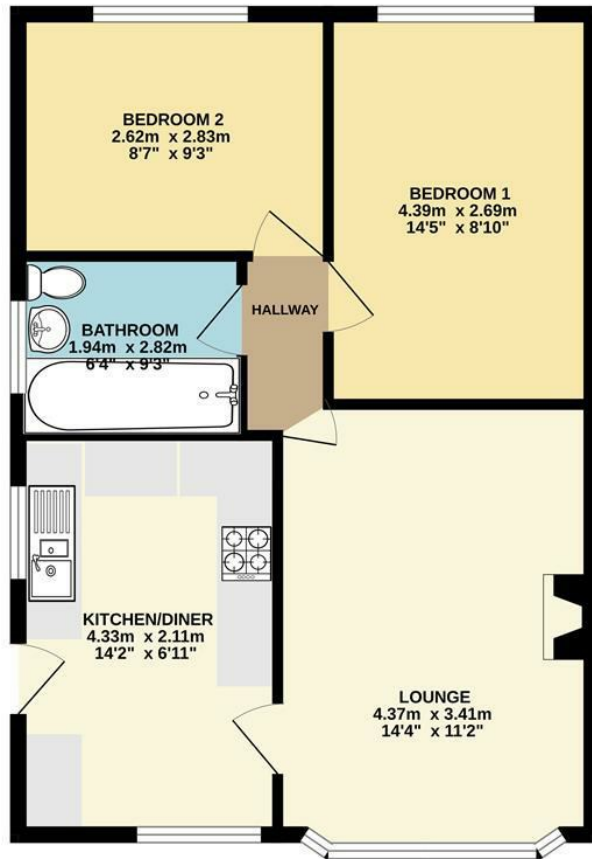
Bedroom 1

14'4" x 8'9" (4.39 x 2.69)

The lovely principal bedroom features a huge uPVC window overlooking the garden. A plush fitted carpet and a central heating radiator complete this room.



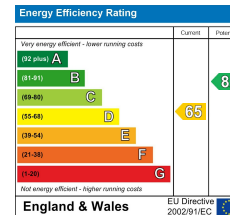
GROUND FLOOR
55.5 sq.m. (598 sq.ft.) approx.



TOTAL FLOOR AREA: 55.5 sq.m. (598 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 (Study) 8'7" x 9'3" (2.62 x 2.83)

This second bedroom is another double bedroom, currently used as a study but can easily become a second bedroom again. Featuring a large uPVC window overlooking the beautiful garden area with a central heating radiator and a fitted carpet.

Exterior

The front garden is beautifully kept, sloping up to the property and toward the driveway, providing off road parking for 1 car.

The rear secure and private garden features 2 large sheds and a kennel. The sheds are both insulated and boarded with working electrics. The garden itself is well sized and backs onto a lovely tree line, creating a lovely sense of privacy and nature.

Both the property & sheds benefit from a Yale House Alarm system and also have CCTV.

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.

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.

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 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

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