

**Spinnaker Road, Clowne, Chesterfield, Derbyshire S43 4FW**



2



1



1



B

**Offers In The Region Of  
£175,000**

**PINEWOOD**

**Spinnaker Road  
Clowne  
Chesterfield  
Derbyshire  
S43 4FW**



## Offers In The Region

£215,000

**2 bedrooms  
1 bathrooms  
1 receptions**

▪ LARGE RECEPTION ROOM

▪ DOWNSTAIR WC AND ENTRANCE HALL SPACES FOR YOUR CONVENIENCE

▪ GAS CENTRAL HEATING

▪ uPVC DOUBLE GLAZING THROUGHOUT THE PROPERTY

▪ WELL APPOINTED FAMILY BATHROOM

▪ TWO LARGE BEDROOMS WITH ENOUGH SPACE FOR DOUBLES

▪ ENCLOSED FAMILY FRIENDLY REAR GARDEN WITH AMPLE SPACE FOR LITTLE ONES

▪ PRIVATE DRIVE WITH SPACE FOR UP TO TWO CARS

▪ CLOSE TO LOCAL AMENITIES WITHIN THE CLOWNE AND BARLBOROUGH AREAS

▪ FREEHOLD - COUNCIL TAX BAND: B - EPC RATED: B





**\*\*IMMACULATED PRESENTED TWO BED SEMI-DETACHED, READY TO BE MOVED INTO AND IDEALLY LOCATED\*\***  
A beautifully presented semi-detached house that is an ideal choice for first-time buyers. Built in 2015, the property boasts a modern design and offers a comfortable living space of 633 square feet.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests, whilst the well appointed kitchen / diner provides a perfect area for feeding the family or entertaining guests. The house features two well-proportioned bedrooms, making it suitable for small families or those looking for extra space. The family-friendly enclosed rear garden is a delightful addition, offering a safe area for children to play or for adults to enjoy outdoor gatherings.

Convenience is key, as this property is located close to the town centre, which offers a comprehensive range of amenities, including shops, cafes, and essential services. Families will appreciate the proximity to good local schools, ensuring quality education is within easy reach. Additionally, excellent commuter links are nearby, making travel to surrounding areas straightforward.

The property also includes a driveway with space for two to three vehicles, providing ample parking for residents and guests alike.

This home is not just a property; it is a lifestyle choice, combining modern living with the convenience of town amenities. For those interested, a virtual viewing is available, allowing you to explore this lovely home from the comfort of your own space.

Please do not hesitate to contact Pinewood Properties for further information or to arrange a viewing. This is a wonderful opportunity not to be missed.

#### ENTRANCE HALL

Having a central heating radiator and a doors opening to the ;

#### GUEST CLOAKROOM

Having a white wash hand basin with tiled splash back and a low flush toilet. Also fitted is a central heating radiator and a upvc double glazed window viewing to the side of the property.

#### LOUNGE

13'10" x 12'2" (4.24m x 3.72m)

Having a central heating radiator, a television aerial point and telephone point, the stairs giving access to the first floor accommodation, two upvc double glazed windows, one viewing to the front of the property the other to the side and a door leading to the;

#### KITCHEN DINER

12'2" x 10'9" reducing to 7'8" (3.72m x 3.28m reducing to 2.36m)

Being 'L' shaped and fitted with a range of units in a light grey above and below areas of easy clean roll top work surfaces inset to which is a stainless steel sink with chrome mixer tap. There is an integrated four ring Zanussi gas hob with Zanussi single oven below and extractor fan above. Also fitted is plumbing for an automatic washing machine, a central heating radiator, the Ideal Logic combination boiler, an under stairs storage cupboard, tiled splash backs, a upvc double glazed window viewing to the rear of the property and the upvc double glazed door opening to the rear garden.

Returning to the Lounge and taking the stairs to the first floor landing having a central heating radiator, access to the loft space and doors leading to;

#### BEDROOM ONE

12'3" x 10'8" reducing to 8'3" (3.74m x 3.27m reducing to 2.54m)

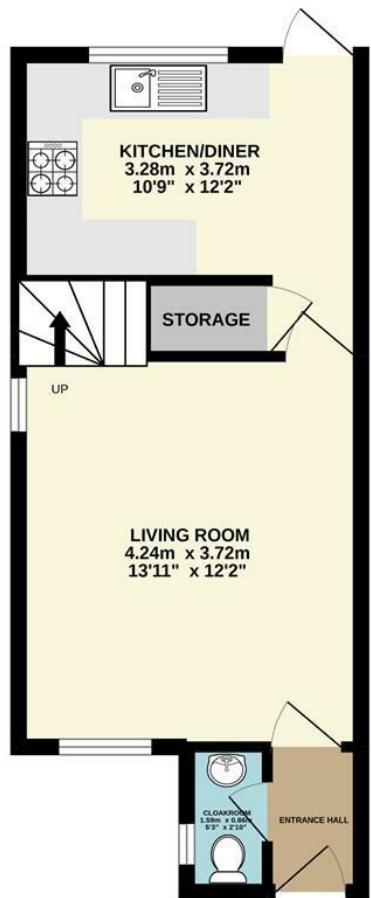
Being 'L' shaped and having a central heating radiator and a upvc double glazed window viewing to the front of the property.

#### BEDROOM TWO

12'2" x 7'8" (3.73m x 2.36m)

Having a central heating radiator, a built-in storage cupboard housing the controls for the dual heating and a upvc double glazed window viewing to the rear of the property.

GROUND FLOOR  
30.9 sq.m. (333 sq.ft.) approx.

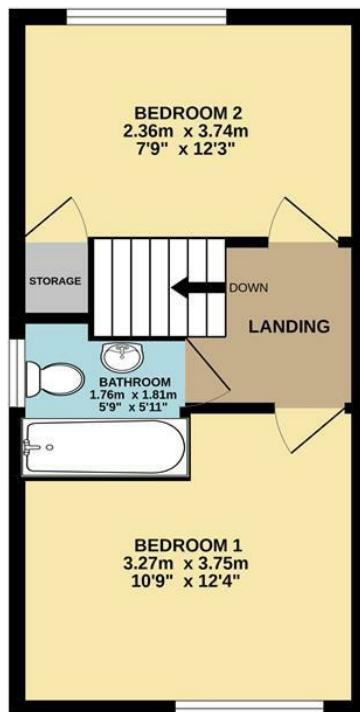


TOTAL FLOOR AREA - 58.8 sq.m. (633 sq.ft.) approx.

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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Made with Metropix ©2022

1ST FLOOR  
27.9 sq.m. (301 sq.ft.) approx.



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



**ESTAS**  
WINNER



The Property  
Ombudsman

CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



FEDERATION  
OF INDEPENDENT  
AGENTS

**BATHROOM**  
6'2" x 5'9" (1.90m x 1.76m)

Fitted with a suite in white comprising of a panelled bath with mixer tap and shower attachment and thermostatic mixer valve shower above, a pedestal wash hand basin and low flush toilet. Also fitted is a central heating chrome towel rail, tiling to splash back areas, an extractor to the ceiling and a upvc double glazed window viewing to the side of the property.

#### OUTSIDE

To the front of the property is a small open aspect lawned garden with pathway to the front door. A driveway providing off road parking for two vehicles runs to the side of the property at the top of which is a wooden garden shed and wooden gate opening to the rear garden.

To the rear of the property is a fully enclosed lawned garden with paved concrete patio area.

#### 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.

#### GENERAL INFORMATION

EPC: B

Council Tax Band: B

Total Floor Area: () sq. ft. Approx

uPVC Double Glazing

Gas Central Heating

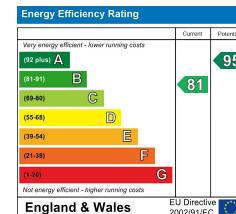
#### Reservation Agreement

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.



**PINEWOOD**