



**Harvester Way, Clowne, Chesterfield, Derbyshire S43 4FF**

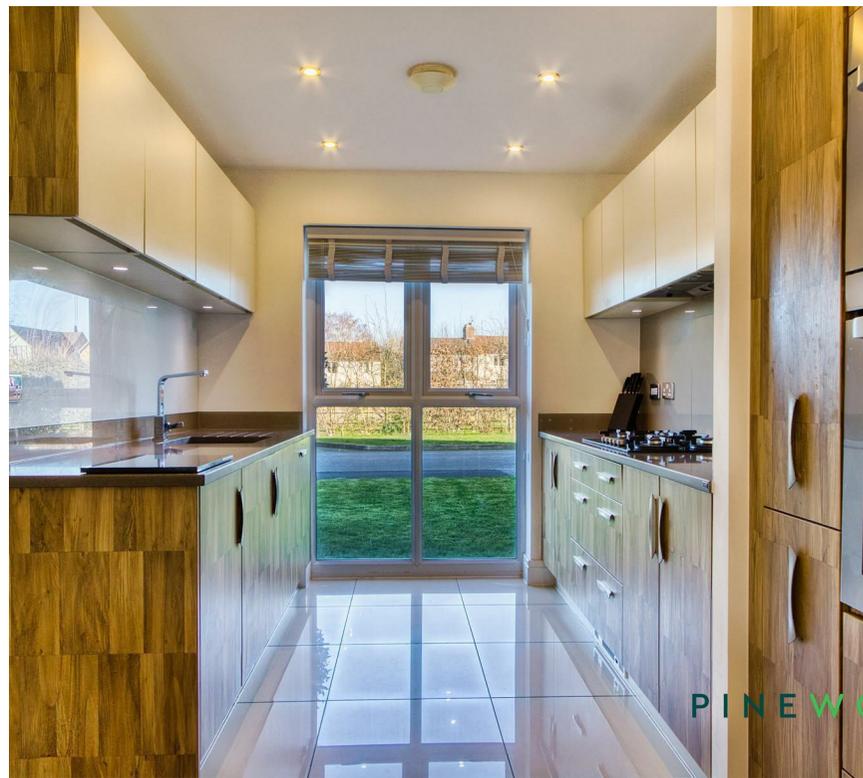
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**Offers In The Region Of £360,000**

**PINWOOD**



# Harvester Way Clowne Chesterfield Derbyshire S43 4FF



## Offers In The Region Of £360,000

**4 bedrooms**  
**2 bathrooms**  
**2 receptions**

- Detached house built 2014 with garage conversion and stunning attention to detail
  - 3 Large double bedrooms and 1 well sized single bedroom
  - 2 cosy reception rooms with ample space for entertaining guests or the family
    - 2 modern bathrooms with modern fittings
      - EV charger point included
    - Located in Clowne, Chesterfield
      - Close to local amenities
      - Easy access to transport links
        - Ideal family home
    - Freehold - Council Tax Band: D



A one of a kind detached house on Harvester Way offers a perfect blend of modern living and comfort. Built in 2014, the property boasts a generous 1,443 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. With four well-proportioned bedrooms, there is plenty of room for family members or guests, allowing for a comfortable and private living experience.

The kitchen / dining room area is a standout of this property, a huge expansive space perfect for entertaining guests or cooking for the family, with easy access to the lounge where large glass folding doors open up onto the garden, perfect for those summer months.

The property features two bathrooms, which is a significant advantage for busy households, ensuring that morning routines run smoothly. The contemporary design and fixtures throughout the home reflect a modern aesthetic, making it a pleasure to live in.

Outside, the property offers parking for two vehicles, a convenient feature for families or those with multiple cars. The surrounding area of Clowne is known for its community spirit and accessibility to local amenities, making it a desirable location for families and professionals alike.

This home is not just a place to live; it is a sanctuary that combines style, space, and functionality. If you are seeking a modern family home in a friendly neighbourhood, this property on Harvester Way is certainly worth considering.

Video tour available,

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

### Hallway

A bright entrance hallway features a modern front door with frosted side panel.

### Kitchen/Dining Room

22'1" x 13'5" (6.74m x 4.08m)

This spacious kitchen/dining room is a stylish and functional area fitted with contemporary wood-effect cabinets paired with cream fronts. The kitchen is equipped with integrated appliances including a built-in oven and microwave, gas hob with glass splashback, and a large stainless steel sink with a modern mixer tap. The tiled cream floor continues throughout, and a window at the far end fills the space with natural light and offers views over the rear garden. With ample space for a large dining table, positioned close to the kitchen area, making this an ideal space for family meals and entertaining.

### Lounge

11'0" x 16'5" (3.36m x 5.01m)

The lounge is a generous living space that invites relaxation. Glass bi-fold doors open out to the garden patio, flooding the room with natural light and extending the living space outdoors in warmer weather. The soft grey carpet underfoot and neutral wall colours provide a calm and cosy atmosphere, perfect for unwinding or socialising.

### Reception Room

22'1" x 12'1" (6.74m x 3.69m)

A separate reception room on the ground floor offers a more formal or versatile space. It is presented with hague blue walls and a contrasting wooden floor and benefits from a rear bi-fold door opening to the astro turf area (separate to the grass area). This room could work equally well as a second sitting room, home office, or playroom, depending on your needs.

### Utility Room

4'11" x 6'9" (1.51m x 2.05m)

The utility room is a practical space fitted with a countertop and integrated storage below, housing space for a washing machine and dryer, also featuring a built in sink and drainer into the worktop for your convenience. It has tiled flooring that matches the kitchen and hallway. With access to the understairs storage cupboard in here.

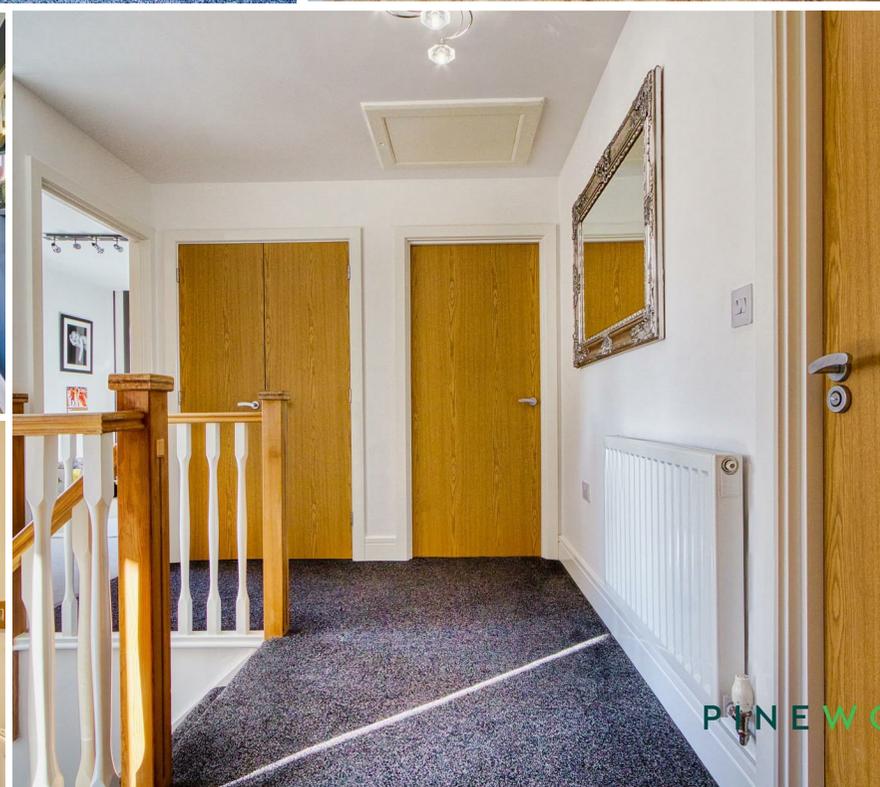
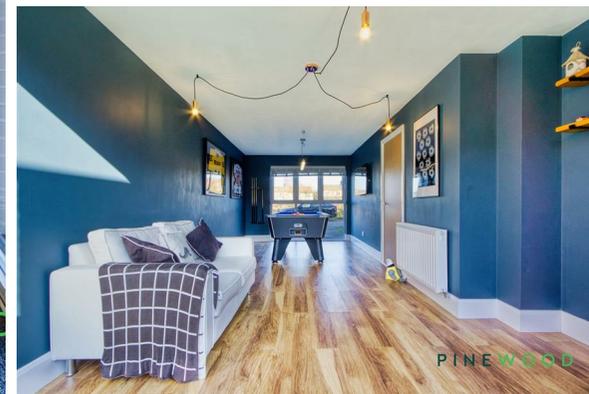
### WC

6'1" x 6'9" (1.85m x 2.05m)

A stylish ground floor cloakroom featuring a modern white WC and wall-mounted basin, set against a striking tiled wall and complemented by bold statement wallpaper adorning the other three, with a uPVC window providing natural light.

### Landing

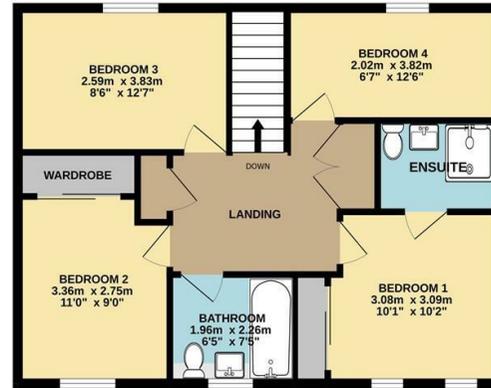
Upstairs, the landing is bright and welcoming with white walls and a dark carpet underfoot. Internal doors lead to all four bedrooms, the family bathroom, and a storage wardrobe, with a window providing natural light above the stairs.



GROUND FLOOR  
75.4 sq.m. (812 sq.ft.) approx.



1ST FLOOR  
58.6 sq.m. (631 sq.ft.) approx.



TOTAL FLOOR AREA: 134.0 sq.m. (1443 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	
	EU Directive 2002/91/EC		

### Bedroom 1

10'1" x 10'2" (3.08m x 3.09m)

Bedroom 1 is a well-proportioned double room with space for a double bed and additional furniture. The room includes built-in sliding wardrobe doors with a frosted glass design and wooden trim. A window provides natural light and views over the front.

### Ensuite (bedroom 1)

The ensuite bathroom is modern and compact, fitted with a full length double shower enclosure spanning the length of the wall, a wall-mounted basin, and a toilet. Neutral tiled walls and flooring create a clean and contemporary feel.

### Bedroom 2

11'0" x 9'0" (3.36m x 2.75m)

Bedroom 2 is a comfortable double room with neutral decor and a built-in wardrobe. It features a large window overlooking the street, allowing plenty of natural light to fill the space.

### Bedroom 3

8'6" x 12'7" (2.59m x 3.83m)

Bedroom 3 is a well sized double painted in a muted palette. A window frames views to the rear of the property, catching great views of the enclosed garden area.

### Bedroom 4

6'7" x 12'6" (2.02m x 3.82m)

Bedroom 4 is a good sized single room with space for a single or small double bed, decorated in white with a feature wall of black and white stripes. Featuring a large window overlooking the rear garden.

### Bathroom

6'5" x 7'5" (1.96m x 2.26m)

The family bathroom is a stylish and practical space with a white bath and shower attachment, a wall-mounted basin, and a toilet. The room is finished with contrasting dark floor tiles and light wall tiles, with a decorative vertical tile feature and a window providing natural light and ventilation.

### Rear Garden

The rear garden is well-presented with a large paved patio area, ideal for garden furniture and outdoor entertaining. The garden extends to a well-maintained lawn bordered by mature shrubs and fencing for privacy. It is accessible from the lounge and reception room via multiple bi-fold doors, providing a pleasant outdoor space to enjoy, leading around to an astro turfed area that leads into the reception room. Perfect for evening entertainment or a child's play area during those summer months.

### GENERAL INFORMATION

- EPC: B
- Council Tax Band: D
- Total Floor Area: 1443 sq. ft. Approx
- uPVC Double Glazing
- Gas Central Heating
- Converted garage into a huge reception room, a stunningly versatile space.
- 1 Parking space with available parking nearby.

### 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 Gazel 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

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