



Church Lane, Clowne, Chesterfield, Derbyshire S43 4AZ

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£185,000

PINEWOOD



Church Lane Clowne Chesterfield Derbyshire S43 4AZ

£185,000

**3 bedrooms
1 bathrooms
1 receptions**

- Attractive home with conservatory and spacious garage with power
 - Bright bow-fronted lounge with generous storage
 - Shaker-style kitchen with dining area
 - Three well-presented bedrooms
- Fully tiled family bathroom with electric shower
- Enclosed rear garden with patio and lawn
- Driveway and additional vehicle standing
- Gas central heating and uPVC double glazing throughout
 - Easy access to transport links
 - Freehold - Council Tax Band: B





A TRUE GEM... This modern semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home features a thoughtfully designed bathroom, ensuring that daily routines are both practical and pleasant.

Spanning an impressive 809 square feet, the layout of the house maximises space and light, creating a warm and inviting atmosphere throughout. Built in 1975, the property boasts a contemporary style that has stood the test of time, making it a perfect choice for those who appreciate modern living.

The location on Church Lane is particularly appealing, providing easy access to local amenities, schools, and transport links, making daily life effortless. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a comfortable home with ample space, this property is sure to meet your needs.

In summary, this semi-detached house on Church Lane is a wonderful opportunity for anyone looking to enjoy a modern lifestyle in Chesterfield. With its three bedrooms, convenient bathroom, and spacious layout, it is a property that promises both comfort and practicality. Do not miss the chance to make this lovely house your new home.

Entrance Porch

A welcoming entrance porch accessed via a uPVC front door, featuring tasteful decorative wallcoverings and integrated storage cupboards housing the boiler. A practical, neat space ideal for coats and shoes.

Living Room

12'10" x 14'6" (3.92m x 4.43m)

A bright bow-fronted lounge with stairs storage, and the wall-mounted boiler thermostat and programmer are conveniently located here.

Kitchen/Diner

8'1" x 14'5" (2.46m x 4.40m)

A well-appointed kitchen fitted with classic shaker-style units and dark contrasting worktops. Features include a porcelain sink with swan-neck mixer tap, tiled splashbacks, inset space for a gas cooker with chimney-style extractor and tiled surround, and under-counter space for a washing machine. There is also room for a 50/50 fridge freezer.

The dining area offers comfortable space for a table and chairs, a uPVC side-aspect window, additional understairs storage, and access through to the conservatory.

Conservatory

7'2" x 11'6" (2.18m x 3.51m)

A versatile uPVC conservatory fitted with a pitched heat-shield roof for year-round comfort. Complete with laminate flooring, a central heating radiator, and double doors leading onto the rear garden—perfect as an additional sitting area or dining space.

Bedroom 1

14'2" x 8'4" (4.31m x 2.54m)

Situated to the front aspect, this well-proportioned bedroom features decorative coving, a uPVC window, central heating radiator, and fitted carpet.

Bedroom 2

10'0" x 8'3" (3.06m x 2.51m)

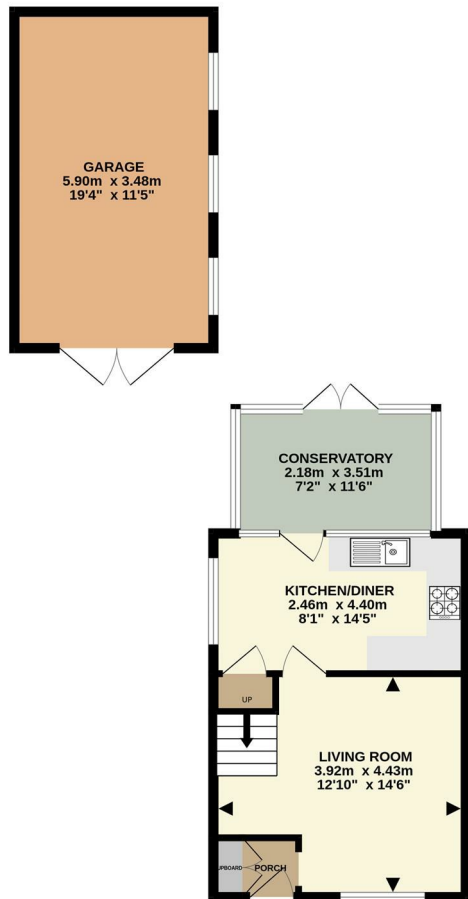
A lovely rear-facing bedroom overlooking the garden, complete with uPVC window, central heating radiator, and fitted carpet.

Bedroom 3

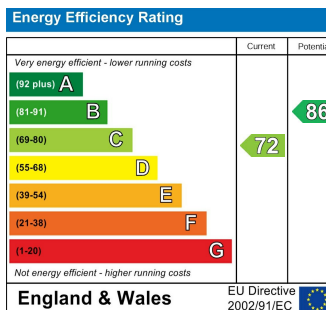
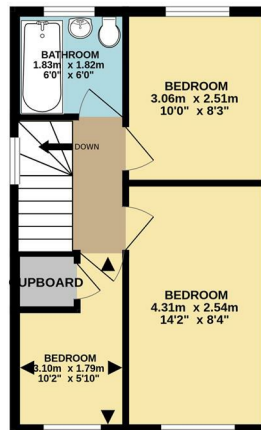
10'2" x 5'10" (3.10m x 1.79m)

To the front aspect, this third bedroom includes a uPVC window, fitted carpet, central heating radiator, and integrated storage over the stair bulkhead—ideal as a single room, nursery, or home office.

GROUND FLOOR
56.5 sq.m. (606 sq.ft.) approx.



1ST FLOOR
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA : 88.9 sq.m. (957 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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Bathroom

6'0" x 6'0" (1.83m x 1.82m)

A fully tiled family bathroom fitted with a bathtub, electric shower, and shower screen. Includes a pedestal wash basin, low-flush WC, chrome-effect towel radiator, uPVC obscured-glazed window, wall-mounted mirror unit, and tiled flooring.

Garage

19'4" x 11'5" (5.90m x 3.48m)

A substantial garage with windows to both the side and rear, benefiting from lighting and power. Double doors open to the front aspect, and the surrounding exterior offers a patio-stone driveway and a concrete standing suitable for a vehicle.

Rear Garden

The rear garden includes a paved patio directly from the conservatory, leading to an enclosed lawn—ideal for relaxing or outdoor entertaining.

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.

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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