

PINEWOOD



Gapsick Lane, Clowne, Chesterfield, Derbyshire S43 4AW

2 1 1 EPC D

Offers In The Region Of £235,000



AN IDEAL OPPORTUNITY HAS ARISEN TO PURCHASE THIS DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION IN AN ENVIALE POSITION OVERLOOKING OPEN COUNTRYSIDE. IN NEED OF SOME MODERNISATION THIS PROPERTY IS BEING SOLD WITH NO UPWARD CHAIN

- * **TWO BEDROOMS**
- * **DINING KITCHEN & LOUNGE**
- * **LARGE REAR GARDEN**
- * **PRIVATE OFF ROAD PARKING & GARAGE**
- * **CLOSE TO GOOD LOCAL AMENITIES, REPUTABLE SCHOOLS & M1 J30**

****PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION****

- **Detached Bungalow**
- **Gas Central Heating**
- **Off Road Parking and Garage**
- **Large Rear Garden**
- **Countryside Views**

- **Two Bedrooms**
- **Double Glazing**
- **Sought After Location**
- **Close to Local Amenities**
- **Freehold - Council Tax Band 'C'**

ACCOMMODATION

Entrance is gained through the front wooden single glazed door into the;

PORCH

6'3" x 3'6" (1.92m x 1.08m)

Having a upvc double glazed window viewing to the front of the property and a wooden glazed door opening to the;

ENTRANCE HALL

Having a central heating radiator, coving to the ceiling, two storage cupboards, one housing the Worcester combination boiler, access to the loft space and doors leading to the;

LOUNGE

13'11" x 10'4" (4.25m x 3.17m)

Having a brick built fire place with tiled hearth inset to which is a gas living flame fire, a double central heating radiator, a telephone point and a upvc double glazed window viewing to the front of the property enjoying views over open countryside.

DINING KITCHEN

12'11" x 10'10" (3.94m x 3.31m)

Fitted with a range of units in white above and below areas of easy clean work surfaces inset to which is a white composite sink with white tap. There is an integral four ring electric hob with single electric oven below and extractor above. Also fitted is plumbing for an automatic washing machine, tiling to splash back areas, a gas fire, two aluminium double glazed windows, one viewing to the front of the property the other viewing to the rear and a wooden single glazed door giving access to the rear of the property.

BEDROOM ONE

16'11" x 9'3" reducing to 6'11" (5.18m x 2.83m reducing to 2.12m) Being 'L' shaped and having two central heating radiators, coving to the ceiling and two upvc double glazed windows, one viewing to the front of the property and the other to the side.

BEDROOM TWO

10'5" x 9'3" (3.18m x 2.84m)

Having a central heating radiator, a built-in double wardrobe and a upvc double glazed window viewing to the rear of the property.

BATHROOM

6'10" x 5'5" (2.09m x 1.67m)

Being fully tiled and fitted with a suite in white comprising of a panelled bath with a thermostatic mixer valve shower above, a pedestal wash hand basin and a low flush toilet. Also fitted is a central heating radiator and a upvc double glazed window viewing to the rear of the property.

OUTSIDE

To the front of the property is a gate that opens to the driveway providing off road parking for three/four vehicles that leads to a single brick built garage. The front garden has a diamond shaped lawn with mature trees and shrubbery and there are steps to the front door.

To the rear of the property is a large enclosed lawned garden set to mature trees and planting and benefits from views onto open fields.

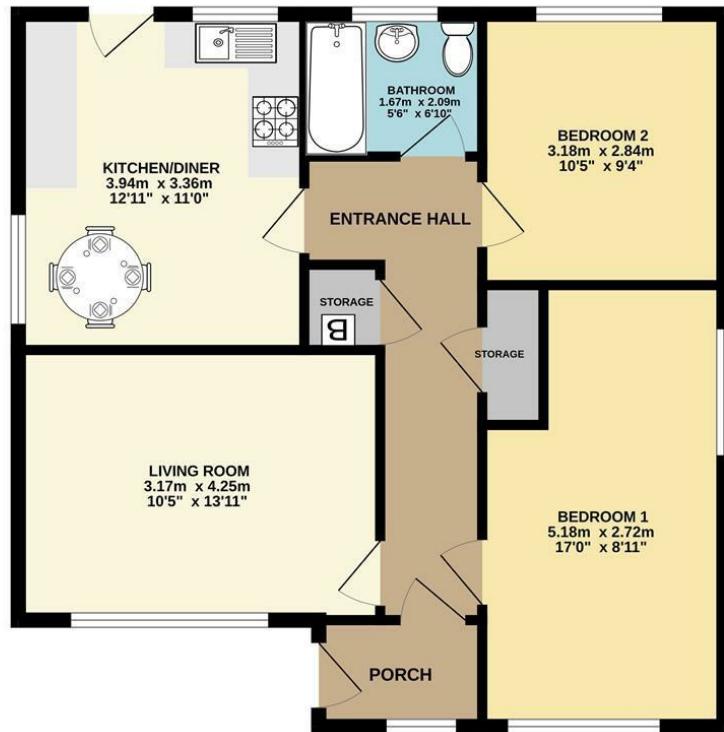
OTHER INFORMATION

The property benefits from a Burglary Alarm System.

The Tenure of this property is Freehold.



GROUND FLOOR



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 and fixtures and fittings 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		83
(81-91)	B		
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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PINEWOOD



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