

Gray Street, Clowne, Chesterfield, Derbyshire S43 4RT

3 1 2 EPC D  
Offers Over £140,000

PINEWOOD





# Gray Street Clowne Chesterfield Derbyshire S43 4RT

## Offers Over £140,000

**3 bedrooms**  
**1 bathrooms**  
**2 receptions**

- 3 spacious bedrooms
- 1 modern bathroom
- 2 cosy reception rooms
- Semi-detached house
- Located on Gray Street
- Close to Clowne amenities
- Near Chesterfield transport links
  - Ideal for families
  - 853 sq ft of space
- Freehold - Council Tax Band: A





A LOVELY PROPERTY IDEALLY LOCATED CLOSE TO LOCAL AMMENITIES AND  
FEATURING AMPLE SPACE FOR A GROWING FAMILY...

Nestled in the charming area of Gray Street, Clowne, this delightful semi-detached house offers a perfect blend of comfort and convenience. With a generous living space of 853 square feet, this property is ideal for families or those seeking a bit more room to breathe.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The three well-proportioned bedrooms provide ample accommodation, ensuring that everyone has their own private retreat.

The property features a well-appointed bathroom, designed for both functionality and relaxation. The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community.

Located in Chesterfield, Derbyshire, this home benefits from a variety of local amenities, including shops, schools, and parks, making it an excellent choice for families. The surrounding area is known for its picturesque landscapes and friendly atmosphere, providing a wonderful backdrop for everyday life.

This property presents a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed home. Whether you are a first-time buyer or seeking a new family home, this semi-detached house on Gray Street is certainly worth considering.

**\*\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*\***

**\*\*Call Pinewood Properties for more information and to book a viewing\*\***

#### LOUNGE

12'1" x 11'10" (3.69 x 3.62)

This lovely room features a fitted carpet, central heating radiator and a uPVC window overlooking the front of the property.

#### DINING ROOM

12'1" x 12'0" (3.69 x 3.66)

This room features a uPVC window overlooking the front of the property as well as a feature fireplace and a central heating radiator.

#### KITCHEN

9'10" x 9'8" (3.02 x 2.95)

A fantastic room featuring tiled flooring, wooden styled laminate worktops, nicely lit thanks to the 2 large uPVC windows in here filling the room with natural light and creating a space that is nothing but inviting and cosy. Including a sink and drainer with an electric hob and oven beneath it.

#### UTILITY

3'10" x 6'3" (1.18 x 1.92)

The utility features another worktop with undercounter space for a washer and dryer with a fitted carpet, uPVC window and rear door access to the lovely garden.

#### BATHROOM

5'0" x 8'11" (1.53 x 2.73)

This family shower room features a central heating radiator, a uPVC window overlooking the garden with frosted glass for added privacy. A large walk-in shower, a toilet and a vanity sink unit with added storage beneath and above.

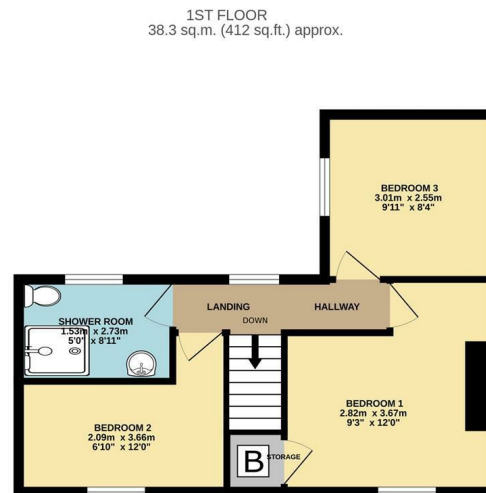
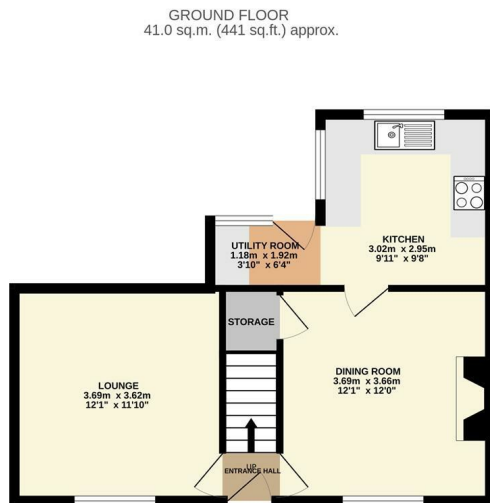
#### BEDROOM 1

9'3" x 12'0" (2.82 x 3.67)

This lovely principal room features a fitted carpet, a central heating radiator and a uPVC window. Also including a storage cupboard that houses the boiler.

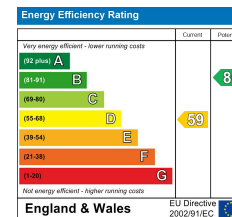






TOTAL FLOOR AREA : 79.3 sq.m. (853 sq.ft.) approx.

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

6'10" x 12'0" (2.09 x 3.66)

Bedroom 2 features a central heating radiator, uPVC window and a fitted carpet.

## BEDROOM 3

9'10" x 8'4" (3.01 x 2.55)

This final room features a uPVC window overlooking the garden and allow for natural light to fill the space, a central heating radiator and a fitted carpet.

## EXTERIOR

This property features a lovely garden with a large tree overhanging the back of the garden creating a little private Eden for families and entertaining guests.

## 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

Fully Double Glazed uPVC windows

EPC: D

Tenure: Freehold

Council Tax Band: A

Total Floor Area: 79.3 sq.m. (853 sq.ft.)

## 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.