



College Mews, Church Street, Clowne, Chesterfield, Derbyshire S43 4FL

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£225,000

PINEWOOD



**College Mews, Church
Street
Clowne
Chesterfield
Derbyshire
S43 4FL**

£225,000

**4 bedrooms
2 bathrooms
1 reception**

- 4 spacious bedrooms
- 1 x modern bathroom & 1 x ensuite shower room
- 1 cosy reception room + ground floor WC
- Contemporary townhouse style
 - Built in 2014
- Located in College Mews
- Near Church Street amenities
- Close to Clowne schools
 - Freehold
- Council Tax Band C





Nestled in the charming area of College Mews on Church Street in Clowne, Chesterfield, this modern semi-detached townhouse offers a delightful blend of comfort and convenience. Built in 2014, the property boasts a contemporary design that is both stylish and functional, making it an ideal home for families or professionals alike.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The townhouse features four well-proportioned bedrooms, ensuring ample space for everyone. The bathroom, ensuite shower room are thoughtfully designed, catering to the needs of a busy household while providing a touch of luxury.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many townhouses. This added convenience allows for easy access and peace of mind for residents and visitors alike.

The location in Clowne offers a friendly community atmosphere, with local amenities and transport links within easy reach. Whether you are looking to enjoy the tranquillity of suburban living or seeking the vibrancy of nearby Chesterfield, this townhouse presents an excellent opportunity.

In summary, this modern townhouse in College Mews is a perfect choice for those seeking a spacious and well-appointed home in a desirable location. With its contemporary features and practical amenities, it is sure to appeal to a wide range of buyers or renters.

Lounge

11'2" x 16'3" (3.40m x 4.95m)

The lounge offers a comfortable and inviting space, featuring soft carpeting and a window that fills the room with natural light. French doors lead out to the garden, creating a pleasant flow between indoor and outdoor living. Neutral walls and tasteful furnishings give the room a warm and welcoming atmosphere, perfect for relaxing or entertaining.

Kitchen/Diner

13'8" x 9'2" (4.17m x 2.80m)

The kitchen/diner is a practical and well-appointed space, with a good range of light-coloured cabinetry and wood-style tiled flooring that adds warmth. With space for a fridge freezer, washing machine, and included is an oven with a gas hob. A window above the sink brings in daylight, while a space for a dining table that comfortably seats four, making it an ideal space for family meals or casual dining.

WC

This convenient WC features patterned floor tiles and a small window, with a simple white basin and toilet. The walls are painted in a calming colour, creating a neat and practical downstairs cloakroom space.

Hallway

The hallway provides a welcoming entrance with wood-effect tiled flooring and neutral walls. The stairs lead up to the first floor. The space connects smoothly to the lounge and kitchen/diner, offering easy access throughout the ground floor.

Master Bedroom

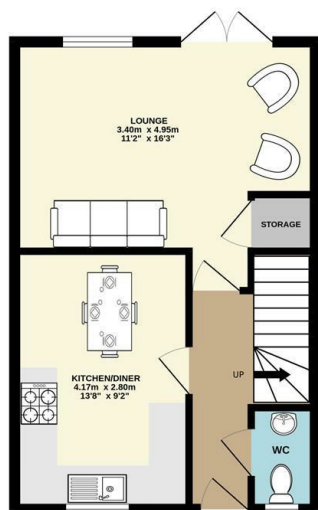
18'4" x 12'6" (5.60m x 3.82m)

The master bedroom is a spacious and serene retreat occupying the entire second floor. It is decorated with neutral tones and features a window and sloped ceilings that add character. Built-in wardrobes provide ample storage, and a comfortable seating area is included. The room benefits from an ensuite shower room, enhancing privacy and convenience.

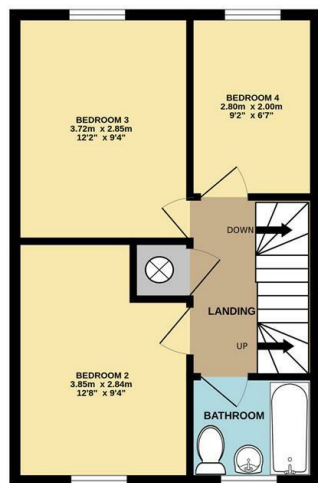
Ensuite

The ensuite shower room offers a modern tiled shower enclosure, pedestal basin, and WC. Neutral tiling and a skylight window provide a bright and fresh feel, complementing the master bedroom.

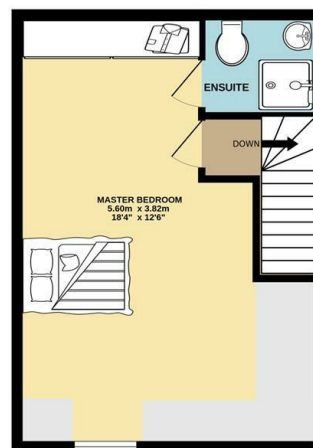
GROUND FLOOR
37.0 sq.m. (399 sq.ft.) approx.



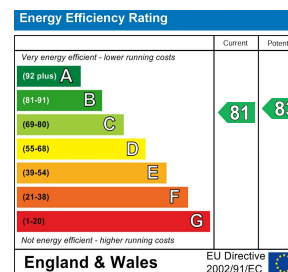
1ST FLOOR
36.9 sq.m. (398 sq.ft.) approx.



2ND FLOOR
34.3 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA : 108.3 sq.m. (1166 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

12'8" x 9'4" (3.85m x 2.84m)

Bedroom 2 is a generously sized room with neutral decor and carpeting. A large window allows ample natural light to enhance the space, and the room is large enough to accommodate bedroom furniture comfortably, offering flexibility for use as a guest room or family bedroom.

Bedroom 3

12'2" x 9'4" (3.72m x 2.85m)

Bedroom 3 is a bright and airy room featuring a large window that fills the space with natural light. The walls are painted in a soothing pale shade, and the room has neutral carpeting. This well-proportioned bedroom offers ample space for furniture and creates a peaceful retreat.

Bedroom 4

9'2" x 6'7" (2.80m x 2.00m)

Bedroom 4 is a cosy, smaller room with a window overlooking the exterior. The walls are painted in a soft blue, and the room is carpeted, making it a comfortable space ideal as a child's bedroom or study, currently set up as a leather room for memorabilia.

Bathroom

The main bathroom provides a clean and contemporary space with a bath, pedestal basin and WC. White subway tiles add a classic touch, and a window offers natural light and ventilation. The bathroom has wood-effect vinyl flooring that contrasts with the white fittings for a fresh look.

Rear Garden

The rear garden is a well-maintained outdoor space featuring a fresh lawn bordered by planting beds. A paved patio area is ideal for outdoor seating and dining, creating a lovely spot for relaxing or entertaining in privacy. The garden is fully enclosed by fencing, ensuring a safe and secure environment.

Front Exterior

The front exterior shows a modern brick-built semi-detached townhouse house set over three floors. It features double-glazed windows and a pitched roof with a dormer window at the top floor. A neat paved pathway leads to the front door, and the surrounding area is well kept with planting beds adding a touch of greenery.

Surroundings

The property is situated in a quiet residential area with well-maintained communal spaces and parking areas. Surrounding houses are similarly styled with red brick and pitched roofs. Mature trees and landscaped shrubbery add to the peaceful and welcoming neighbourhood atmosphere.

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.

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