



Linnet Way, Clowne, Chesterfield, Derbyshire S43 4LW

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Offers In The Region Of £190,000

PINEWOOD



**Linnet Way
Clowne
Chesterfield
Derbyshire
S43 4LW**

**Offers In The Region Of
£190,000**

**3 bedrooms
1 bathrooms
1 receptions**

- **** LEGAL FEES PAID ****
- 3 spacious bedrooms
- 1 modern bathroom
- Semi-detached house
- Located in Clowne
- Near Chesterfield amenities
- Easy access to the M1 for commuting
- Ideal for families
- Close to local schools - very close to a large park
- Freehold - Council Tax Band: B



STUNNING SEMI-DETACHED PROPERTY, AMPLE SPACE AND THOUGHTFULLY DECORATED...

LEGAL FEES PAID

Beautifully positioned within the charming area of Linnet Way, Clowne, Chesterfield, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation.

Upon entering, you are welcomed into a comfortable reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the home is both practical and inviting, ensuring a warm atmosphere throughout.

The property features a well-appointed bathroom, designed for convenience and comfort. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community.

Situated in Clowne, residents can enjoy the benefits of local amenities, schools, and parks, making it an ideal location for families. The surrounding area offers a blend of countryside charm and accessibility to nearby towns, ensuring that you have everything you need within reach.

This semi-detached house on Linnet Way is a wonderful opportunity to create a home in a welcoming neighbourhood. With its spacious bedrooms and inviting reception area, it is ready to welcome its new owners. Do not miss the chance to view this lovely property and envision your future here.

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

Hall

This welcoming hallway provides access to the kitchen and lounge, with a staircase leading to the first floor. The space is bright and practical, featuring neutral flooring and walls that set a warm tone for the home.

Kitchen

11'10" x 8'10" (3.60m x 2.68m)

The kitchen is stylishly presented with modern, deep blue cabinetry paired with marble-effect work surfaces. It is well-equipped with integrated appliances including an oven and an electric hob with an extractor above. A large window above the sink fills the space with natural light, while the layout offers plenty of storage and workspace, making it both functional and inviting.

Lounge

13'4" x 14'8" (4.06m x 4.47m)

The lounge offers a cosy and comfortable space with soft carpeting and neutral walls. It features two windows overlooking the rear garden, creating a bright, airy feel. A door leads through to the dining room/conservatory, facilitating a smooth flow of light and space.

Dining Room / Conservatory

9'5" x 14'8" (2.88m x 4.47m)

Bright and airy, this dining room/conservatory benefits from a glass roof and multiple windows which flood the area with natural light. It features wood-effect flooring and is spacious enough to accommodate a good-sized dining table. Double doors provide direct access to the rear garden, perfect for entertaining and enjoying the outdoors.

Landing

This bright and airy landing provides access to all three bedrooms and the bathroom on the first floor.

Bedroom 1

9'1" x 13'7" (2.77m x 4.15m)

The main bedroom is a generous space, decorated in soft, neutral tones with a feature panelled wall behind the bed. It includes a large window for natural light and a built-in wardrobe space, offering practical storage.

Bedroom 2

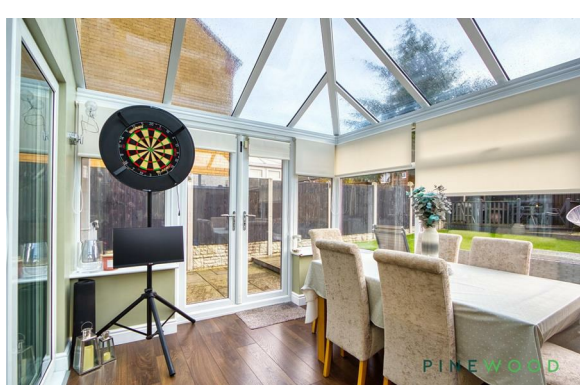
10'4" x 6'5" (3.16m x 1.95m)

Bedroom 2 is a compact but comfortable room, with a large window allowing plenty of daylight. The neutral decor makes it a versatile space suitable for various uses including a guest room or child's bedroom.

Bedroom 3

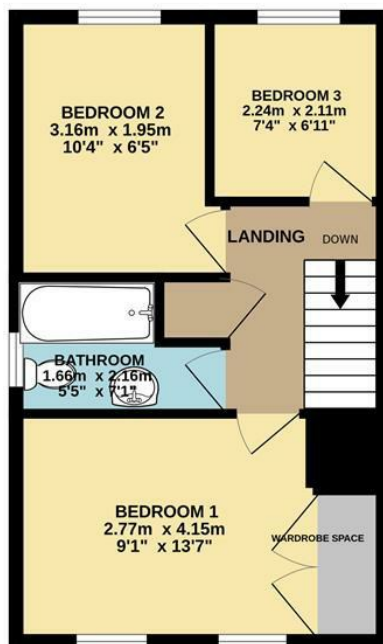
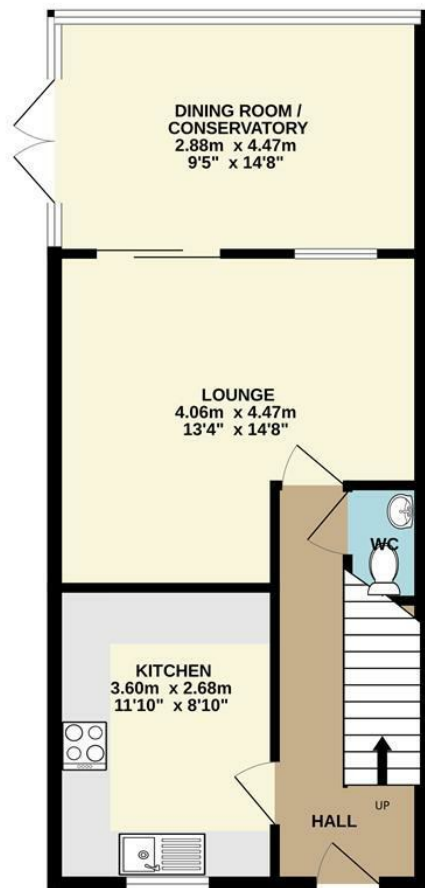
7'4" x 6'11" (2.24m x 2.11m)

This cosy bedroom is ideal as a small single room or home office, with a window providing natural light and neutral decor creating a calm atmosphere, whilst overlooking the lovely garden.



GROUND FLOOR
47.1 sq.m. (507 sq.ft.) approx.

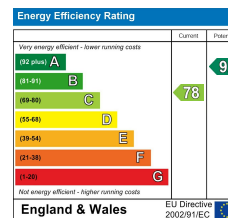
1ST FLOOR
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (865 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

5'5" x 7'1" (1.66m x 2.16m)

The modern bathroom is fitted with a white suite including a bath with overhead shower, a sink, and a close coupled toilet. The walls are fully tiled with a light grey marble-effect finish, creating a clean and fresh feel, while a window adds natural light and ventilation.

WC

Conveniently located on the ground floor, the WC is decorated in a vibrant teal shade and includes a white hand basin and toilet, offering a handy additional facility for guests and family alike.

Bedroom 2

This well-appointed study benefits from a large window to one side, allowing plenty of natural light. It is furnished with a desk and office chair, making it an ideal comfortable workspace within the home.

Exterior

The front exterior of the property features a neat lawn and a driveway with parking space. The home presents a charming frontage with brick and tile detailing and a covered porch over the main entrance door.

The rear garden is a generous outdoor space, mainly laid to lawn and enclosed by wooden fencing. A paved patio area adjoins the conservatory, providing a lovely spot for outdoor seating and entertaining.

**** LEGAL FEES PAID ****

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The asterisk denotes for using Harron Homes nominated solicitor. The legal fees paid will be to a maximum of £1,300 so if there's any additional disbursements incurred, the buyer will have to pay this themselves. Also, this doesn't include stamp duty payment.

Ison Harrison have prepared a leaflet with the information the buyer will need to take up this offer. We provide searches, so there's no upfront fees.

Should a buyer not be willing to use our nominated solicitor then no legal fees will be paid, and we will be strict on working towards an 8 week exchange of contracts.

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 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.

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