

# PINEWOOD



**Romeley Crescent, Clowne, Chesterfield, Derbyshire S43 4LB**

 4  2  2  EPC D

**Asking Price £279,950**



**DETACHED PRIVACY...** This spacious **FOUR EXTENDED FOUR BED FAMILY HOME** with over 1226.00 sq ft of versatile accommodation is set on generous corner plot has been extended to the rear and improvements have enhanced this fine home.

As you arrive, you will notice the off-road parking for two vehicles with potential for additional driveway and a lovely lawn to the front aspect with a gate leading to the rear south facing landscaped gardens.

The entrance hall is spacious with storage and access to the large tandem double garage/workshop.

The lounge has space for a dining area and leads to the extended stylish kitchen and dining area that is currently set up with a sitting room, with integrated appliances and breakfast bar seating. There is access here to the utility room and the ground floor shower room.

The first floor has four bedrooms and a modern family bathroom with white suite and shower over bath.

Located in a popular and sought after residential area, close to local amenities and a short distance to the town centre of Clowne and easy access to the M1 motorway.

**\*\*Please take a look of the video highlights\*\***

**\*\*Could this be your next move? Arrange your visit today\*\***

- **Four Bedroom Detached FAMILY HOME on a Generous Corner Plot - Extended to the Rear**
- **Spacious Lounge / Diner - Dining or Sitting Area**
- **Double Tandem Garage with Driveway Parking For Two Cars - Potential To Extend the Driveway**
- **Modern Family Bathroom with White Suite and Shower over Bath**
- **Plenty of Built in Storage Options**
- **South Facing Enclosed Landscaped Rear Family Sized Garden**
- **Modern Fitted Kitchen With Integrated Appliances**
- **Utility Room and Ground Floor Shower Room**
- **Council Tax Band C - Freehold - Gas Central Heating - uPVC Double Glazing**
- **Cul De Sac Location on the Edge of the Town Centre of Clowne**

### Entrance Hall

A spacious entrance with wood flooring, integrated storage, a central heating radiator and storage. Having a composite style door to the front and access to the garage, double doors leading through into the lounge area.

### Lounge / Diner

21'9" x 18'0" (6.65 x 5.50)

A spacious lounge / diner to the front aspect with wood flooring, a large window brining in lots of natural light, central heating radiators and carpeted stairs to the first floor. There is room for a large settee and to the back of the room space for a table.

### Kitchen / Diner

18'4" x 9'4" (5.61 x 2.85)

A stunning extended kitchen with lovely fresh white decor, the kitchen has a good selection of cabinets with a cream door and drawer fronts and square edge worktop forming part of a breakfast bar, with the benefit of a pop up charging point. with integrated cooking appliances that include and induction hob and oven. White goods include a dishwasher and washing machine, composite style sink with bowl and drainer and a lovely window that looks out the the garden and with access to the utility and ground floor shower room. Part of the extension forms a lovely sitting area that could be used as a dining area, finished with lovely windows and double doors leading out the the garden.

### Utility Room

9'2" x 8'2" (2.80 x 2.49)

With the same furniture as in the kitchen along with the fully tiled floor.

### Ground Floor Shower Room

7'8" x 4'2" (2.35 x 1.29)

The shower is finished in acrylic with integrated mixer shower, vanity style sink with a ceramic bowl and low flush WC.

### Bedroom One

10'9" x 10'5" (3.30 x 3.20)

To the front aspect with uPVC window, central heating radiator and fitted carpet.

### Bedroom Two

11'1" x 10'9" (3.40 x 3.30)

To the rear aspect with uPVC window, central heating radiator and fitted carpet.

### Bedroom Three

15'5" x 6'10" (4.70 x 2.10)

A spacious bedroom to the front aspect with 2 x uPVC windows, a central heating radiator, fitted carpet and fitted wardrobes.

### Bedroom Four

8'2" x 7'6" (2.50 x 2.30)

To the rear aspect with a central heating radiator, fitted carpet, down lighters and a uPVC window looking out the the rear garden.

### Family Bathroom

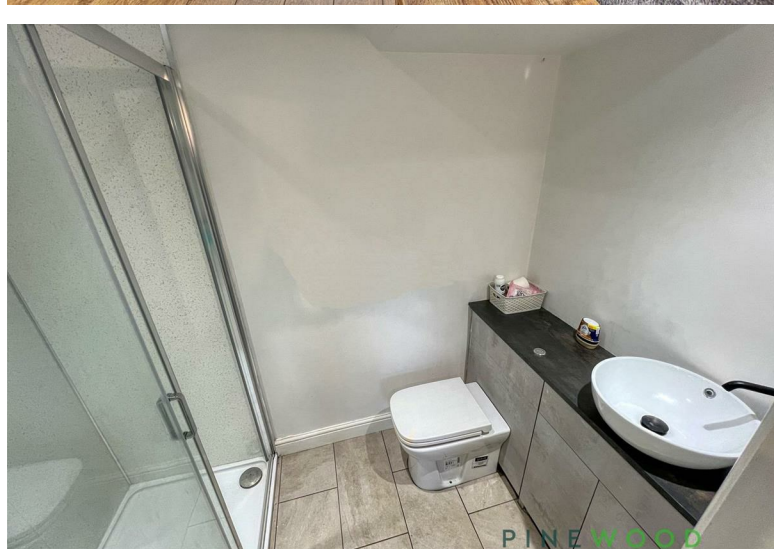
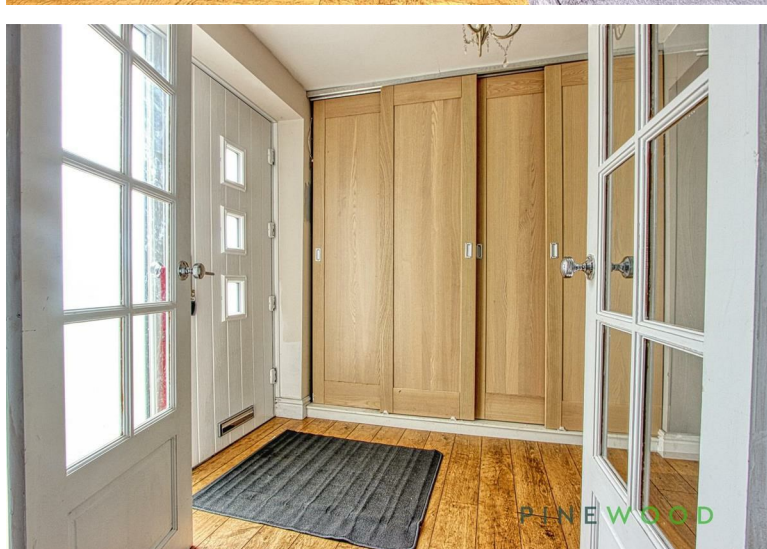
7'0" x 6'6" (2.15 x 2.00)

With acrylic panels, downlighters, a bath with shower and screen, vanity style sink and close coupled WC.

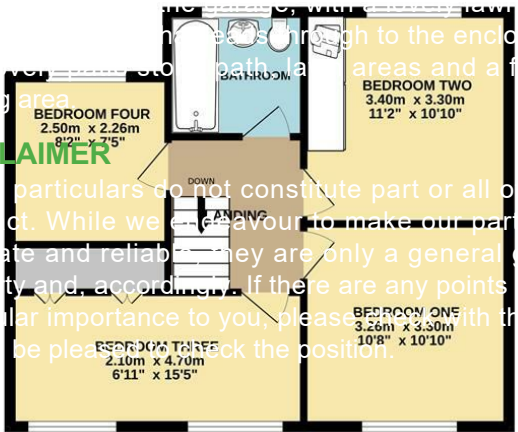
### Garage

27'6" x 8'2" (8.4 x 2.5)

Having light and power fitted with an up and over door to the front.



Outside



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.  
Made with Metropix ©2024



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.

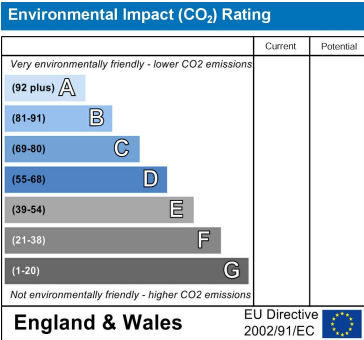
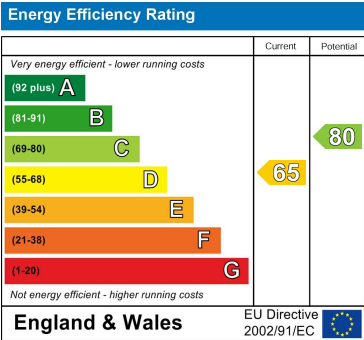
SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any other website



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



PINEWOOD