



Spinnaker Road, Clowne, Chesterfield, Derbyshire S43 4FW

3 1 1 EPC B

£200,000

PINEWOOD



**Spinnaker Road
Clowne
Chesterfield
Derbyshire
S43 4FW**

£200,000

**3 bedrooms
1 bathrooms
1 receptions**

- Three well-proportioned bedrooms
 - Modern family bathroom
 - Stylish kitchen/diner
 - Air-conditioning units
- Spacious dual-aspect lounge
 - Ground floor WC
 - Enclosed rear garden
 - Gas central heating
 - Freehold
 - Council Tax Band:C



Welcome to this stunning detached house located on Spinnaker Road in the charming village of Clowne, Chesterfield. This delightful property boasts an impressive 765 square feet of modern living space, making it an ideal home for families or those seeking a comfortable retreat.

Upon entering, you will find two spacious reception room that offer versatility for both relaxation and entertaining. This well-appointed area is perfect for hosting gatherings or enjoying quiet evenings with loved ones. The property features three generously sized bedrooms, providing ample space for rest and privacy. Each room is designed to maximise comfort and light, ensuring a warm and inviting atmosphere throughout.

The modern bathroom is thoughtfully designed, offering both style and functionality. It serves as a perfect sanctuary for unwinding after a long day. The property also benefits from parking for two vehicles, a highly sought-after feature that adds convenience to your daily routine.

Situated in a peaceful neighbourhood, this home combines contemporary living with the charm of village life. Clowne offers a range of local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

This exceptional property is not to be missed. With its modern features, spacious layout, and prime location, it presents a fantastic opportunity for anyone looking to make a new home in Chesterfield. We invite you to come and experience the charm and comfort of this remarkable house for yourself.

Entrance Hall

A welcoming entrance hall featuring a central heating radiator, under-stairs storage, and laminate flooring that continues seamlessly into the downstairs WC and through to the kitchen/diner.

Downstairs WC / Cloakroom

Fitted with a low flush WC, suspended wash hand basin, central heating radiator, and privacy-glazed UPVC window. Finished with matching laminate flooring for a sleek and low-maintenance look.

Lounge

A bright and spacious lounge with dual-aspect windows to the front and side, providing ample natural light. Includes a central heating radiator, fitted carpet, and open spindle balustrade staircase with under-stairs storage—ideal for everyday functionality.

Kitchen / Diner

A beautifully appointed kitchen/diner with dual-aspect windows and double doors opening out to the rear garden. Featuring contemporary matte green cabinetry with contrasting worktops, tiled splashbacks, integrated oven and gas hob, stainless steel sink with spray mixer tap, and space for an under-counter washing machine and 50/50 fridge freezer. There's also a dining area perfect for a breakfast table and chairs, complete with central heating radiator. An Ideal Logic boiler is also housed here.

Master Bedroom

A spacious dual-aspect master bedroom featuring a fitted carpet, central heating radiator, thermostatic control, air-conditioning unit, and a handy bulkhead over the stairs providing additional built-in storage. Decorated in painted plaster for a modern and clean finish.

Bathroom

Well-equipped with a panelled bath and thermostatic shower from the boiler, complemented by a glass screen and tiled splashbacks. Includes a pedestal wash basin, low flush WC, central heating radiator, privacy-glazed UPVC window with fitted blind, and practical vinyl flooring throughout.

Bedroom Two

Another comfortable double bedroom positioned to the rear of the home, featuring a UPVC window overlooking the garden, fitted carpet, central heating radiator, and its own air-conditioning unit for added comfort.



Bedroom Three

Currently used as a nursery, this third bedroom features a front-facing UPVC window, central heating radiator, and fitted carpet—offering flexibility as a nursery, office, or guest room.

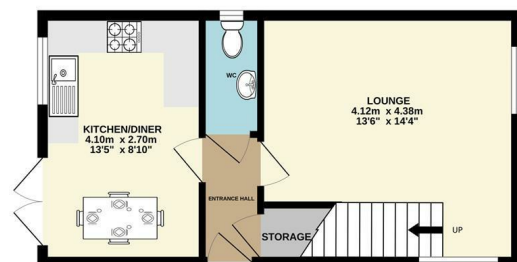
Rear Garden & Parking

A fully enclosed rear garden featuring a patio stone terrace perfect for outdoor seating and entertaining, along with a lawned area and fenced boundaries. Beyond the garden, there is allocated parking providing convenience and security.

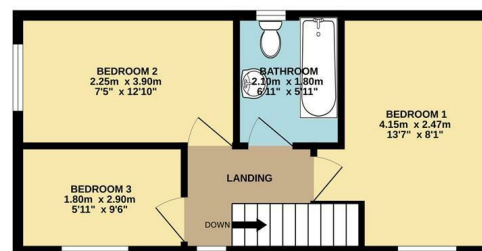
Disclaimer

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.

GROUND FLOOR
34.4 sq.m. (371 sq.ft.) approx.



1ST FLOOR
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 67.3 sq.m. (725 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(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	

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