



Church View, Clowne, Chesterfield, S43 4LN

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£400,000

PINEWOOD

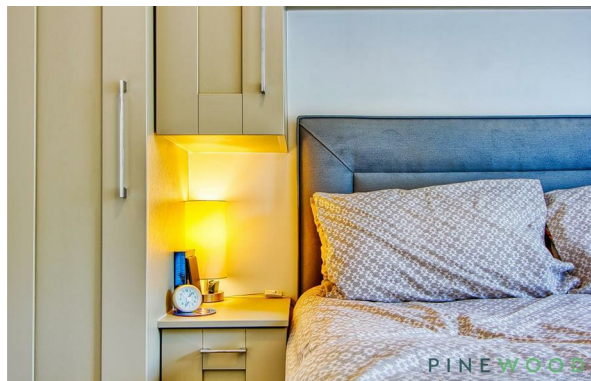


# Church View Clowne Chesterfield S43 4LN

**£400,000**

**4 bedrooms  
3 bathrooms  
3 receptions**

- Freehold - Council Tax Band (D)
  - Spacious 4-bedroom house
- Detached with 3 reception rooms
- Lovely granite kitchen worktops
  - Located in Clowne, Chesterfield
    - 1,862 sq ft of living space
      - Solar panels
- Easy access to transport links
  - Ideal family home
  - Viewing recommended



## EXPANSIVE FAMILY HOME, WITH A PRIVATE GARDEN, A LOT OF HOME THAT'S READY TO GO...

Nestled in the charming area of Church View, Clowne, this delightful detached house offers a perfect blend of space and comfort. With a generous 1,862 square feet of living space, this property is ideal for families seeking a welcoming home in a tranquil setting.

The house boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. Whether you prefer a cosy evening in the lounge, a lively gathering in the dining room, or a quiet study in the third reception room, this home caters to all your needs.

There are four spacious bedrooms, ensuring that everyone in the family has their own private retreat. The principal bedroom also features a walk in dressing room, creating a stunning space to retreat to. The layout is thoughtfully designed to maximise both space and light, creating an inviting atmosphere throughout. The single bathroom is conveniently located, serving the needs of the household with ease.

Built in 1986, this property combines modern living with classic charm. The exterior is complemented by a driveway that accommodates parking for up to three vehicles, a valuable feature in today's busy world.

Located in the picturesque Derbyshire village of Clowne, residents can enjoy a peaceful lifestyle while still being within easy reach of local amenities and transport links. This home is not just a property; it is a place where memories can be made and cherished for years to come.

In summary, this detached house in Church View is a wonderful opportunity for those looking to settle in a friendly community, offering both space and comfort in a desirable location.

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

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

### KITCHEN / DINER

18'8"x 11'5" (5.7x 3.48)

This lovely property features a huge kitchen / dining room that includes stunning wooden flooring, granite worktops with a Neff induction hob and a sink with drainer build into the worktop. Also featuring 2 uPVC windows and a central heating radiator whilst enabling side access through the door in here.

### BEDROOM 1

15'7" x 21'4" (4.76 x 6.51)

The principal bedroom continues the lovely flooring, also featuring stunning glass doors that open up to the Juliet balcony that overlooks the lovely garden at the rear of the property.

This room also includes an ensuite;

### DRESSING ROOM (BEDROOM 1)

Bedroom 1 also includes a bespoke dressing room, featuring space for large wardrobes, and any other furniture you might want to include. As you enter the room you walk into the dressing room, creating a grand yet cosy feel to this lovely principal bedroom.

### ENSUITE (BEDROOM 1)

3'9" x 8'4" (1.16 x 2.56)

The ensuite for bedroom 1 features a large walk-in shower with tiled splash back, a pedestal hand wash basin, a low flush wc and tiled flooring, finished off with the uPVC window with frosted glass for privacy.

### BATHROOM

6'6" x 10'5" (1.99 x 3.19)

The family bathroom features a vanity sink unit, a low flush wc and a bath and shower with tiled splash back then finished off by the lovely uPVC window that includes frosted glass for privacy.

### BEDROOM 2

12'4" x 10'5" (3.78 x 3.19)

Bedroom 2 is situated off of the entrance hall at the front of the property, featuring the same lovely flooring you also see the large double bed space with storage units covering the wall where the headboard would go. Also featuring a uPVC window and central heating radiator before coming to the ensuite and build in storage cupboard at the end of the room.

### ENSUITE (BEDROOM 2)

6'4" x 5'7" (1.94 x 1.71)

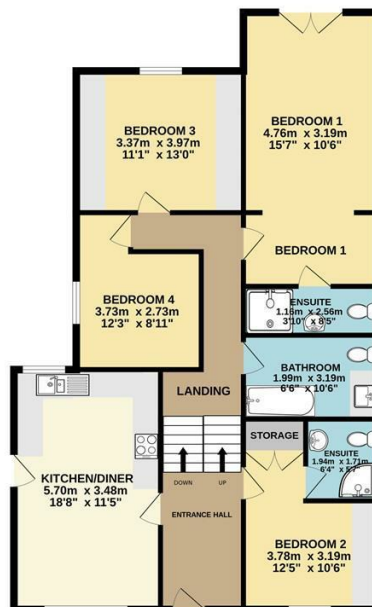
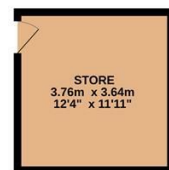
This ensuite features a vanity sink unit, a low flush wc, a corner shower and tiled splash back, along with a uPVC window with frosted glass.



UNDER PROPERTY STORE ROOM  
13.7 sq.m. (147 sq.ft.) approx.

LOWER GROUND FLOOR  
54.8 sq.m. (590 sq.ft.) approx.

GROUND FLOOR  
104.4 sq.m. (1124 sq.ft.) approx.



TOTAL FLOOR AREA: 173.0 sq.m. (1862 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### BEDROOM 3

11'0" x 13'0" (3.37 x 3.97)

Bedroom 3 features a large uPVC window with a central heating radiator beneath it. You also see 2 large overbed storage units, filling both side walls in this room.

### BEDROOM 4

12'2" x 8'11" (3.73 x 2.73)

Bedroom 4 features a uPVC window and central heating radiator, enough space for a double bed and loft access from here.

### LOUNGE

12'2" x 21'4" (3.72 x 6.52)

The huge lounge features a real log burner that has been regularly serviced and maintained. The same wooden flooring is featured in here as well as a well sized uPVC window.

Before coming to;

### PLAY ROOM

11'8" x 8'5" (3.57 x 2.58)

The play room, as it's currently setup as but can easily be used as anything you might need it to be, another bedroom for example. Double patio doors lead out onto the raised patio at the rear of the property. To enter this room you move through a lovely wood and glass folding door.

### STUDY

11'11" x 11'10" (3.65 x 3.61)

Another room added as part of the extension that leads off from the lounge, currently used as a study but again could be another double bedroom, the versatility of these rooms is endless. Also featuring wooden flooring, a large uPVC window that overlooks the rear of the property and a central heating radiator.

### STORE

12'4" x 11'11" (3.76 x 3.64)

There is also a small store room that sits underneath the property, accessible through a small side door in the garden, as you enter you find what is currently used as a workshop but again can be used as a storage facility or again as a workshop.

### EXTERIOR

The exterior of this property is lovely, situated in a quiet close, this property features ample parking space for up to potentially 4 cars. Side paths that lead down either side of the property take you out into the stunning garden, fully enclosed and extremely private thanks to the fencing and large trees, perfect for families or anyone wanting privacy. The property backs onto private trees and grass area also including a stream that runs directly past the fence at the back of the garden, a lovely view.

### GENERAL INFORMATION

Solar Panels Leasehold (10 years left on contract)

Council Tax Band (D)

Total Floor Area: 183.0 sq.m. (1862 sq. ft.) Approx

EPC: TBC

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  
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