



Wheatsheaf Way, Clowne, Chesterfield, Derbyshire S43 4FA

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EPC

B

Offers In The Region Of £245,000

PINEWOOD



**Wheatsheaf Way  
Clowne  
Chesterfield  
Derbyshire  
S43 4FA**



**Offers In The Region Of  
£245,000**

**3 bedrooms  
2 bathrooms  
1 reception**

- Beautifully presented three-bedroom modern home
- Contemporary high-gloss kitchen with integrated appliances
- Spacious lounge with new bi-fold doors to the garden
- Master bedroom with fitted wardrobes and stylish ensuite
- Low-maintenance rear garden with decking and artificial lawn
  - Useful utility room and ground floor WC
  - Off-road parking and pleasant setback position
- Move-in-ready décor throughout with modern fittings
  - Freehold
- Council Tax Band: B





**LOOKS LIKE HOME...** This delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house boasts two bathrooms, ensuring convenience for busy mornings and providing ample facilities for family and visitors alike. The layout of the home is thoughtfully designed, allowing for a seamless flow between the living spaces.

Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it an ideal choice for those commuting to nearby towns or cities. The surrounding area offers a variety of parks and recreational spaces, perfect for outdoor activities and leisurely strolls.

This home presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern family home. With its appealing features and prime location, this property is not to be missed.

#### Entrance

A welcoming entrance hall featuring a composite front door with a glazed uPVC side panel, painted plaster décor, and a newly fitted laminate vinyl tile (LVT) floor. There is a single panel radiator, access to the lounge and kitchen diner, and a door through to the ground floor WC.

#### WC / Cloakroom

5'8" x 5'0" (1.72m x 1.52m)

Fitted with contemporary wall tiles, downlights, a suspended wash hand basin, low-flush close-coupled WC, central heating radiator, and LVT flooring.

#### Living Room / Dining Room / Kitchen

27'5" x 16'11" (8.35m x 5.15m)

A beautifully appointed kitchen with high-gloss grey flat-fronted units, square-edged worktops, upstands, and tiled splashbacks. Appliances include an integrated four-ring gas hob with acrylic splashback, oven, microwave, dishwasher, and fridge-freezer. The kitchen is complete with downlights, a uPVC front-facing window, central heating radiator, and LVT flooring flowing through to the dining area.

The dining area offers further space for a family table, a second radiator, and double doors that open to the under stairs utility, flowing through to a stylish living area featuring a modern feature wall, thermostat control, LVT flooring, and newly fitted bi-fold doors opening directly onto the rear garden.

#### Utility

A practical utility space utilising the understairs area, fitted with matching square-edged worktops, plumbing for an automatic washing machine, space for a dryer, and housing the consumer unit.

#### Bedroom 1

13'4" x 9'2" (4.06m x 2.80m)

A generous master bedroom with a feature wallpapered wall, neutral décor, uPVC window, central heating radiator, fitted carpet, and integrated sliding wardrobes. A thermostat for the boiler is also located in this room.

#### Ensuite

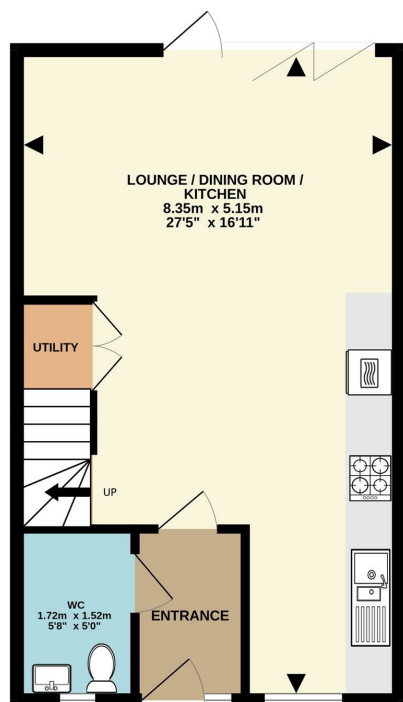
The ensuite offers a modern tiled shower cubicle with a mixer shower from the boiler, suspended wash hand basin, close-coupled WC, chrome towel radiator, tiled floor, and downlights.

#### Bedroom 2

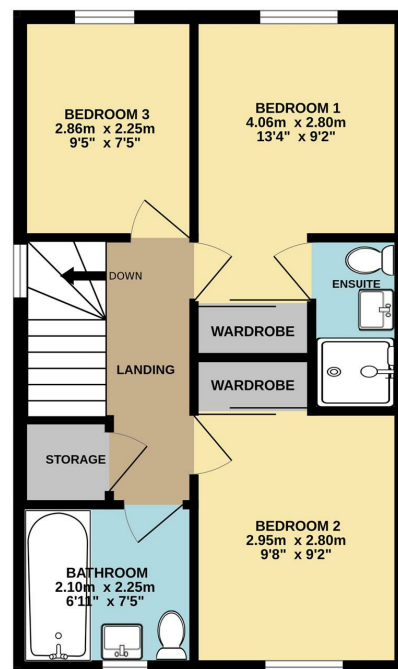
9'8" x 9'2" (2.95m x 2.80m)

A well-proportioned double bedroom to the front elevation, featuring a uPVC window, central heating radiator, fitted carpet, and integrated sliding wardrobes.

GROUND FLOOR  
41.7 sq.m. (449 sq.ft.) approx.

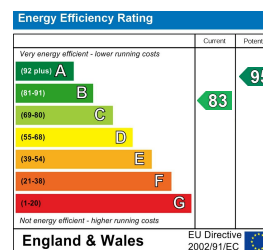


1ST FLOOR  
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA : 83.4 sq.m. (898 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 3

9'5" x 7'5" (2.86m x 2.25m)

Positioned to the rear overlooking the garden, with painted plaster décor, fitted carpet, uPVC window, and central heating radiator.

### Bathroom

6'11" x 7'5" (2.10m x 2.25m)

A stylish bathroom featuring modern tiling, downlights, a bathtub with mixer shower from the boiler, suspended wash hand basin, low-flush WC, chrome heated towel rail, shaver socket, and a fully tiled floor.

### Front Exterior

The property is set back from the main road behind a maintained public planted area, creating a sense of privacy. A shared frontage leads to private off-road parking and a low-maintenance front area, giving a spacious feel between the property and neighbouring houses.

### Rear Garden

A low-maintenance enclosed rear garden with patio paving from the lounge leading to a raised decked area and artificial lawn. There is useful side space and a gate giving access to the off-road parking at the front.

### Other Information

Freehold but there is a ground maintenance fee of around £315.23 per annum via Gateway Property Management Ltd, Tax Band B, EPC Rating B.

### 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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