



Salvin Crescent, Clowne, Chesterfield, Derbyshire S43 4PJ

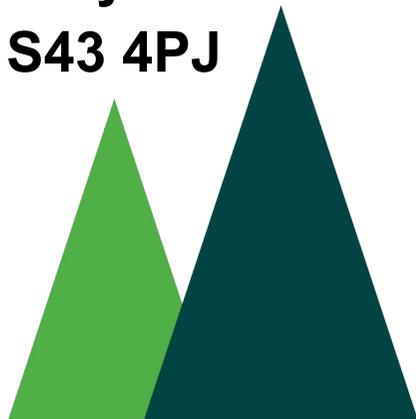
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£170,000

P I N E W O O D



**Salvin Crescent  
Clowne  
Chesterfield  
Derbyshire  
S43 4PJ**



**£170,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- Council Tax Band: A - Freehold
  - 3 spacious bedrooms
  - 1 modern bathroom
  - Cosy reception room
- Semi-detached house
  - Built in 1920
  - Located in Clowne
  - Close to Chesterfield
  - 865 sq ft of space
- Viewing recommended



Here Pinewood present this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1920, the property boasts a generous living space of 865 square feet, making it an ideal home for families or those seeking a bit more room to breathe.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house features three well-proportioned bedrooms, each offering ample space and natural light, ensuring a comfortable retreat for all family members. With a stunning kitchen / diner to prepare food for the family or entertain guests, with beautiful views out into the garden through the large uPVC window above the sink.

The property includes a well-appointed bathroom, designed for both functionality and comfort. The layout of the home is practical, making it easy to navigate and enjoy daily life.

Situated in Clowne, residents will benefit from a friendly community and convenient access to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area is known for its picturesque landscapes and offers a variety of outdoor activities.

This semi-detached house on Salvin Crescent presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its charming features and spacious layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

Video tour available

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

### Lounge

10'5" x 15'1" (3.17m x 4.60m)

This welcoming lounge features a striking focal wall painted in a deep blue hue, complemented by a brick fireplace housing a cosy stove-style heater. The room benefits from natural light through a large window dressed with dark curtains, creating a warm and inviting atmosphere enhanced by a soft rug and wood-effect flooring.

### Kitchen/Diner

11'0" x 15'1" (3.35m x 4.60m)

The kitchen/diner is spacious and bright with a large window overlooking the garden, allowing plenty of natural light to fill the room. It features cream cabinetry with integrated appliances, a modern black extractor hood, and wood-effect tiled flooring. A simple wooden dining table with benches offers practical seating, while subtle wall tiling adds texture to the space.

### WC

The downstairs cloakroom is neatly presented with modern fixtures including a white toilet and a compact wash basin with storage beneath. Soft lighting and a warm wall colour create a comfortable space, conveniently located off the hallway.

### Hallway

A bright and welcoming hallway features wood-effect flooring and carpeted stairs with a wooden handrail ascending to the first floor. Natural light streams in through a window by the door, highlighting a wooden console table and subtle decor that create an inviting entrance.

### Bedroom 1

11'0" x 13'1" (3.35m x 4.00m)

Bedroom 1 is a generously proportioned room featuring a soft carpet and a large window that fills the space with natural light. The walls are painted in muted tones with one accent wall in green, complementing the upholstered king size bed and bedside furniture for a restful retreat.

### Bedroom 2

10'5" x 10'1" (3.17m x 3.07m)

Bedroom 2 is a comfortable double room with neutral decor and carpeting. The large window provides good natural light while fitted wardrobes and a chest of drawers offer practical storage solutions.

### Bedroom 3

11'0" x 7'8" (3.35m x 2.33m)

Bedroom 3 is a smaller room, ideal as a single bedroom or office space. It features neutral decor and carpet flooring, with a window that fills the room with daylight.

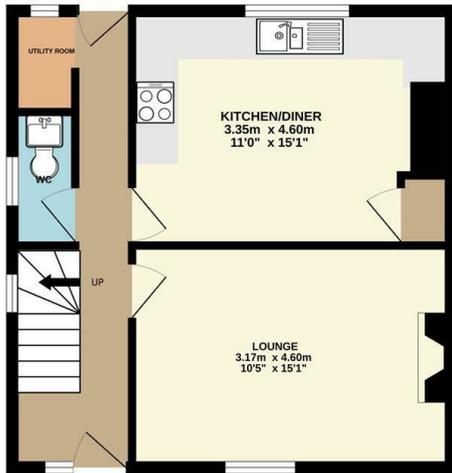
### Shower Room

7'6" x 5'1" (2.28m x 1.54m)

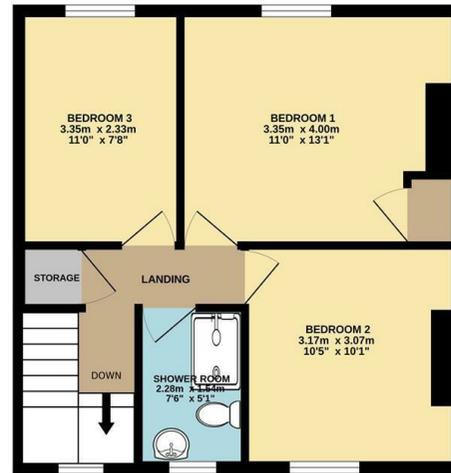
The shower room is fully tiled in warm neutral tones and fitted with a corner shower cubicle with glass doors, a pedestal wash basin, and a toilet. A small window allows natural light to brighten the space.



GROUND FLOOR  
40.1 sq.m. (431 sq.ft.) approx.



1ST FLOOR  
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 80.4 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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### Rear Garden

The rear garden is a generous outdoor space with a paved patio area perfect for seating and entertaining. Beyond this, the garden is mainly lawned with mature hedging and fencing providing privacy. Raised stone beds and a stone pathway lead through the lawn, creating a pleasant and practical garden for outdoor enjoyment.

### Front Exterior

The front exterior of the property is a classic semi-detached home with pebble-dashed walls and a tiled roof. A brick wall and gate provide a secure boundary at the front, with a small garden area and a path leading to the front door, which is sheltered by a simple porch.

### GENERAL INFORMATION

EPC: D  
Council Tax Band: A  
Total Floor Area: 865 sq. ft. Approx  
uPVC Double Glazing  
Gas Central Heating

### DISCLAIMER

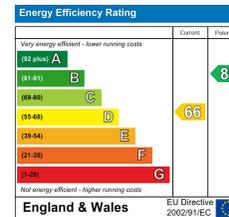
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office 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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