



Regent Street, Clowne, Chesterfield, S43 4LA

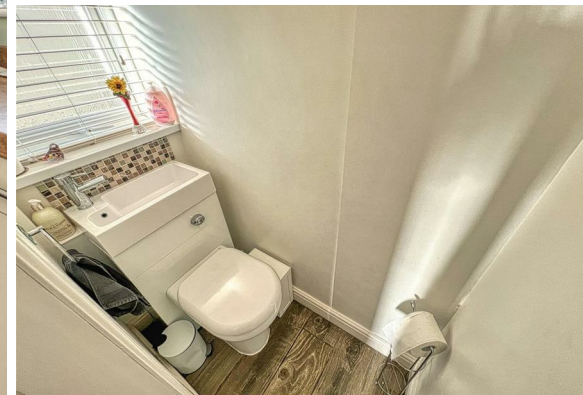
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Offers Over £263,000

PINEWOOD



**Regent Street
Clowne
Chesterfield
Derbyshire
S43 4LA**



Offers Over £263,000

**3 bedrooms
1 bathroom
2 receptions**

- THREE BEDROOM DETACHED
- OFF ROAD PARKING & GARAGE
- SOLAR PANELS
- LARGE WORKSHOP
- MODERN KITCHEN
- TWO RECEPTION ROOMS
- CONSERVATORY
- CLOSE TO AMENITIES & HERITAGE SCHOOL
- COUNCIL TAX BAND: B
- FREEHOLD

Spacious Three Bedroom Detached Family Home in Clowne

We are delighted to present this generously sized three-bedroom detached home, perfectly located in the heart of Clowne, with convenient access to local amenities and within walking distance of Heritage High School.

Ground Floor: Upon entering, you are welcomed by a spacious hallway leading to a cosy lounge—ideal for relaxation. The adjoining dining room provides ample space for entertaining and flows seamlessly into a bright conservatory, offering picturesque views of the expansive rear garden. The modern, well-appointed kitchen features ample storage and countertop space, while a convenient downstairs WC is located off the hall.

First Floor: Upstairs, the landing leads to three well-proportioned bedrooms, each bathed in natural light. The family bathroom is thoughtfully positioned for easy access from all bedrooms and is finished with modern fixtures.

Exterior: Outside, the property boasts a delightful garden, perfect for all year-round enjoyment thanks to the conservatory's direct access. Additional benefits include driveway parking, a detached garage, and solar panels for enhanced energy efficiency and reduced utility costs, but the pièce de résistance is the Workshop at the bottom of the garden.

With its well-designed layout, spacious interiors, and fantastic location, this home is ideal for families or those looking to upsize. The property enjoys excellent transport links, including easy access to the M1 motorway and just a short walk to Tesco.

Early viewing is highly recommended to fully appreciate all that this impressive family home has to offer.

Entrance Hall

With a composite door for entry, a lovely tiled floor and central heating radiator and access to the ground floor WC.

Ground Floor WC

With a uPVC window and opaque glass, a close coupled WC with a porcelain sink and a monoblock style mixer tap.

Lounge

11'8" x 11'8" (3.58 x 3.57)

A partly glazed door leads through into the spacious Lounge with a front aspect Bow window, a fitted carpet and a central heating radiator, a set of practical sliding doors separate the lounge from the dining room for a level of privacy if wanted.

Dining Room

11'10" x 11'8" (3.62 x 3.56)

Open plan to the kitchen, is the lovely dining room with a central heating radiator and fitted carpet.

Kitchen

8'9" x 8'8" (2.68 x 2.65)

A 'U' shaped Kitchen with downlighters, shaker style door and drawer fronts, a Butchers' block coloured worksurface with upstand, integrated Fridge/Freezer, Double Oven, Induction Hob, Washing Machine, Dishwasher and Extractor Fan. With a porcelain sink with a swan neck mixer tap and a uPVC window.

Conservatory

11'10" x 10'4" (3.62 x 3.16)

Set on a block and plaster dwarf wall, a uPVC frame with double doors that open to the garden, the roof has been updated with tiles, insulation and internal plaster. A really (cool) feature here is the modern ceiling light with integrated fan. Finished with two modern central heating radiators and a fully tiled floor.

Bedroom One

11'9" x 10'4" (3.59 x 3.15)

A spacious bedroom with wardrobes, a central heating radiator and fitted carpet.

Bedroom Two

11'9" x 10'2" (3.59 x 3.11)

With a uPVC window, central heating radiator and fitted carpet.

Bedroom Three

11'6" x 8'9" (3.52 x 2.69)

With uPVC window, central heating radiator and fitted carpet.

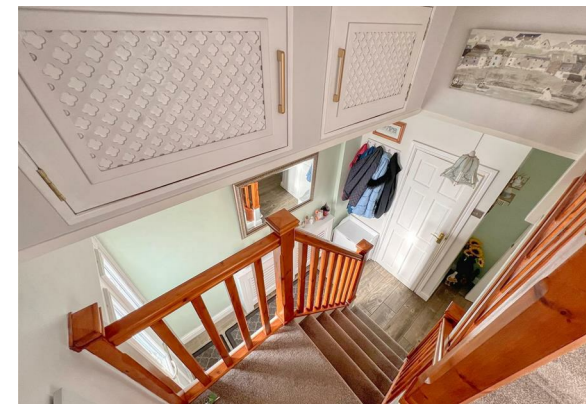
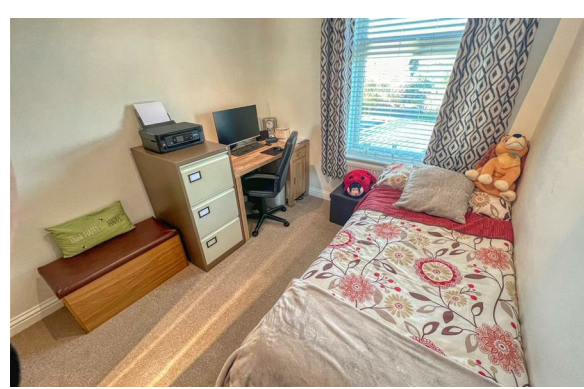
Bathroom

8'11" x 5'4" (2.72 x 1.63)

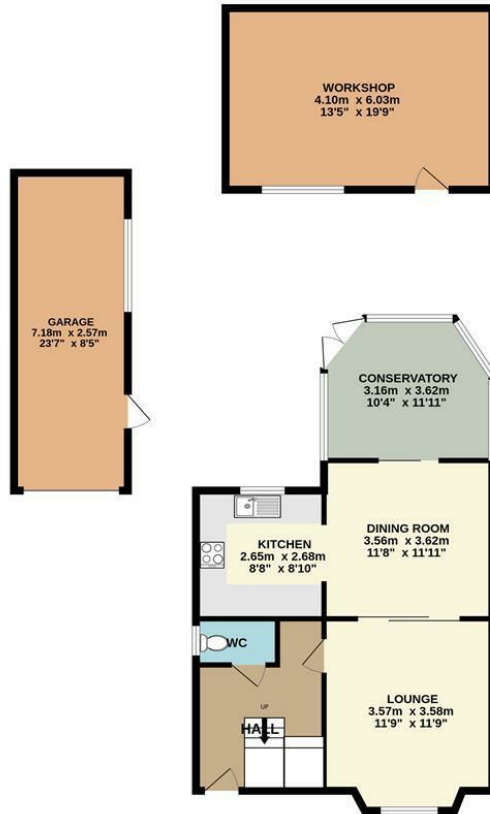
With downlighters, a bath tub with a tiled splash back and a shower running from the main boiler, a close coupled WC, a vanity style sink unit with high gloss worksurface, a uPVC window with opaque glass and a modern towel radiator.

Outside

The lovely garden is landscaped into different sections with a stone patio, steps down to a laid lawn with decorative planting borders, a free standing shed and access to the garage and workshop.



GROUND FLOOR
103.3 sq.m. (1111 sq.ft.) approx.



1ST FLOOR
45.4 sq.m. (488 sq.ft.) approx.



TOTAL FLOOR AREA: 96.1 sq.m. (1034 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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- Garage**
8'4" x 23'7" (2.56 x 7.20)
With an up and over door, a uPVC window and door, with light and power.
- Workshop**
At the bottom of the garden, with a pitched roof, uPVC window and door. with light and power.

- Other Info**
 - Solar Panels
 - New Boiler
 - Insulated Walls
 - All Plastered
 - New Conservatory
 - New Flooring & Carpets
 - Alarm - Partial Loft boarding
 - Made to measure blinds

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C		81	(69-80) C
(55-68) D			(55-68) D
(39-54) E	56		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
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