



Century Way, Clowne, Chesterfield, Derbyshire S43 4TE

4 2 2 EPC B

Offers Around £360,000

PINEWOOD



Century Way Clowne Chesterfield S43 4TE

Offers Around £360,000

4 bedrooms

2 bathrooms

2 receptions

- Freehold - Council Tax Band; C - EPC rated: B
 - 4 spacious bedrooms
 - 2 modern bathrooms
 - 2 cosy reception rooms
- Semi-detached house
 - Built in 2020
- Located in Van Dyk Village
 - Ready to move in
- Near schools and parks
- Viewing recommended





STUNNING SEMI-DETACHED HOUSE, READY TO MOVE IN AND IDEALLY LOCATED...
A standout in the charming Van Dyk Village, this exquisite semi-detached house on Century Way offers a perfect blend of modern living and comfort. Built in 2020, the property boasts a generous 1,183 square feet of well-designed space, making it an ideal home for families or those seeking a bit more room to breathe.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring that each area flows seamlessly into the next. The heart of the home features a contemporary kitchen, perfect for culinary enthusiasts and family gatherings alike.

This delightful residence comprises four spacious bedrooms, each offering a tranquil retreat at the end of the day. The two well-appointed bathrooms add convenience for busy mornings and provide a touch of luxury for unwinding after a long day.

Outside, the property benefits from parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area is peaceful and family-friendly, making it an excellent choice for those looking to settle in a welcoming community.

With its modern features and prime location, this home is ready for you to move in and start creating lasting memories. Don't miss the opportunity to make this beautiful property your own in the picturesque setting of Clowne, Chesterfield.

Property movie available

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

Kitchen/Dining Room

14'2" x 16'9" (4.33m x 5.11m)

Inviting and spacious, the kitchen/dining room offers a bright and airy space with French doors opening out to the garden. It features a modern layout with a mix of fitted cupboards and work surfaces, integrating a stainless steel sink beneath a window to enjoy garden views. The dining area comfortably accommodates a table and chairs, making it ideal for family meals and entertaining.

Utility Room

5'3" x 7'5" (1.59m x 2.25m)

The utility room provides a practical space with an additional sink unit, complete with a door leading outside, offering useful access and storage.

Sitting Room

14'9" x 16'9" (4.50m x 5.11m)

A generous sitting room with a large window flooding the space with natural light. Its neutral décor and soft carpeting create a cosy atmosphere, perfectly suited for relaxing or entertaining guests. The room also gives access to the stairs to the upper floor.

Understairs Storage / Study

6'3" x 3'3" (1.90m x 0.98m)

A compact study area located conveniently under the stairs, ideal for working from home or managing household paperwork or just general storage.

WC

5'1" x 3'0" (1.55m x 0.90m)

The ground floor cloakroom is equipped with a modern WC and wash basin, finished in a clean and simple style with neutral tones, providing convenience for guests and residents.

Landing

The first floor landing is bright and open, connecting all bedrooms and bathrooms with a warm, welcoming feel highlighted by soft carpeting and natural light.

Bedroom 1

11'0" x 10'3" (3.36m x 3.12m)

A tranquil main bedroom featuring a large window overlooking the garden. It benefits from a built-in wardrobe and an ensuite shower room, making it a private and comfortable retreat.

Bedroom 2

11'5" x 9'11" (3.48m x 3.02m)

A well-proportioned bedroom with a built-in wardrobe, offering ample natural light through a rear-facing window and neutral décor.

Bedroom 3

10'6" x 7'9" (3.21m x 2.36m)

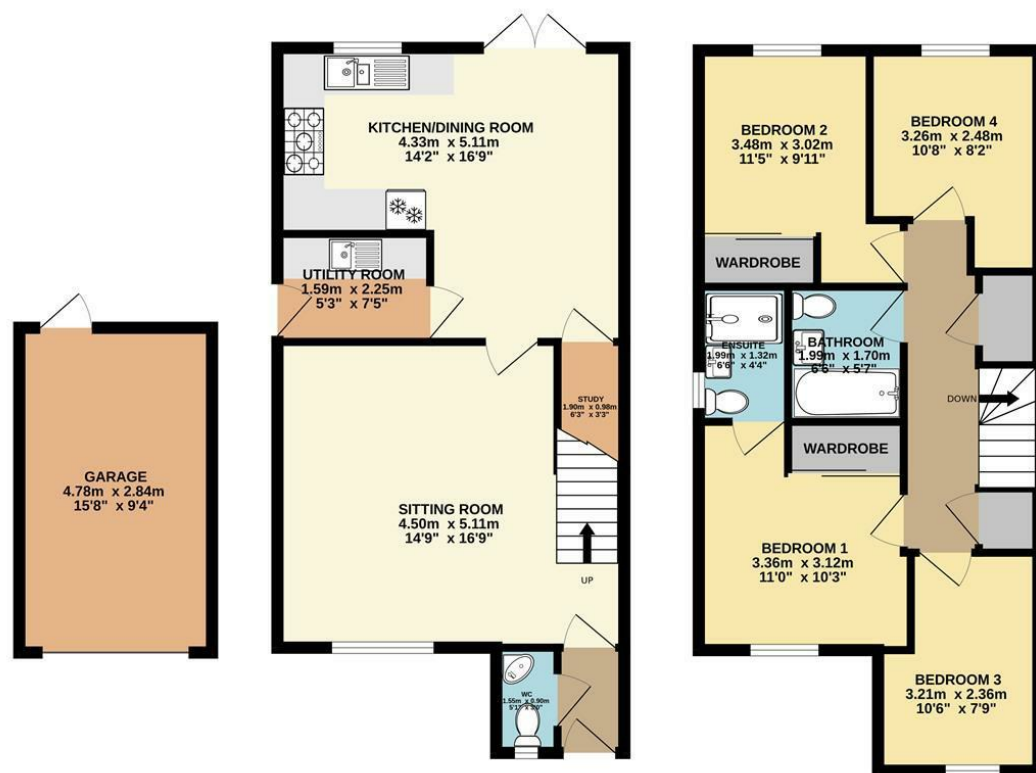
A comfortable bedroom with space for a single bed and additional furniture, featuring a window to the rear and light neutral tones.



BASEMENT
13.0 sq.m. (146 sq.ft.) approx.

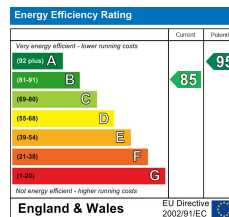
GROUND FLOOR
48.0 sq.m. (517 sq.ft.) approx.

1ST FLOOR
48.3 sq.m. (520 sq.ft.) approx.



TOTAL FLOOR AREA : 109.9 sq.m. (1183 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 4

10'8" x 8'2" (3.26m x 2.48m)

A bright and cosy bedroom with a window overlooking the garden. It includes fitted wardrobes with mirrored doors, providing clever storage solutions.

Bathroom

6'6" x 5'7" (1.99m x 1.70m)

The family bathroom features a contemporary white suite including a bath with a shower screen and overhead shower, a wall-mounted vanity basin, and a WC, all set against a stylish tiled backdrop.

Rear Garden

The rear garden enjoys a private and peaceful setting, bordered by fencing and mature trees. It features a well-maintained lawn and a gravelled seating area, perfect for outdoor relaxation and entertaining.

Garage

15'8" x 9'4" (4.78m x 2.84m)

A attached garage offers secure parking and storage, accessible from the side driveway and situated conveniently to the rear of the property.

GENERAL INFORMATION

EPC: B

Council Tax Band: C

Total Floor Area: 1183 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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