



Church View, Clowne, Chesterfield, Derbyshire S43 4LN

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£280,000

PINEWOOD





# Church View Clowne Chesterfield Derbyshire S43 4LN

**£280,000**

**3 bedrooms  
2 bathrooms  
1 reception**

■ Three Bedroom Detached Bungalow

- A welcoming front open porch leading into a generous entrance hallway
  - A light-filled family lounge with Church views
  - Well-appointed kitchen with adjoining utility room
- Additional rear porch and a handy store room for coats or household items
- Principal double bedroom with fitted wardrobes and a private four-piece en suite bathroom
  - A second double bedroom with fitted wardrobes and vanity wash basin
- A flexible third double bedroom or formal dining room, also with vanity wash basin
  - A fully tiled family bathroom with a three-piece suite
  - Beautiful Gardens with Garage and Summer House





## Spacious 3-Bedroom Detached Bungalow on Superb Corner Plot – No Chain

A rare opportunity to purchase this deceptively spacious three double bedroom, two bathroom bungalow occupying a generous corner plot with immaculate gardens and stunning Church views. Situated in a highly desirable cul-de-sac, close to local amenities, shops, and major commuter routes via the M1 (J29/29a).

The property features a large lounge, kitchen with utility, spacious hallway, two bathrooms including an en suite, and flexible living space with potential for modernisation.

Outside boasts landscaped wrap-around gardens, a detached garage with workshop, ample parking, caravan standing, and garden structures including a greenhouse, shed, and summerhouse.

Early viewing highly recommended!

### Front Porch

4'11" x 4'0" (1.52 x 1.22)

Welcoming open porch with a solid wood entrance door leading directly into the main hallway.

### Entrance Hall

7'1" x 21'5" (2.18 x 6.55)

An impressively spacious hallway providing access to all principal rooms. Features a retractable ladder giving access to a partially boarded, insulated loft space – offering excellent potential for conversion (subject to the necessary consents).

### Lounge / Diner

13'8" x 21'9" (4.17 x 6.65)

A bright and generous family living area enjoying dual aspect views over the beautifully landscaped gardens. Includes a striking stone feature fireplace with inset gas fire, display shelving and side plinths.

### Kitchen

10'0" x 13'8" (3.07 x 4.17)

Fitted with a comprehensive range of wall and base units with complementary worktops and tiled splashbacks. Features include an inset sink unit, integrated double electric oven, gas hob with extractor above, and space for a fridge/freezer and dishwasher. Door leads through to the utility room.

### Utility Room

7'1" x 8'0" (2.16 x 2.44)

Part tiled and fitted with large storage cupboards, plus space and plumbing for both a washing machine and tumble dryer. Houses the serviced Johnson & Starley Warm Air Heating system. Door leads out to the exterior porch.

### Store Room

4'3" x 5'8" (1.30 x 1.75)

A handy cloakroom/storage area, ideal for coats and household essentials.

### Principal Bedroom

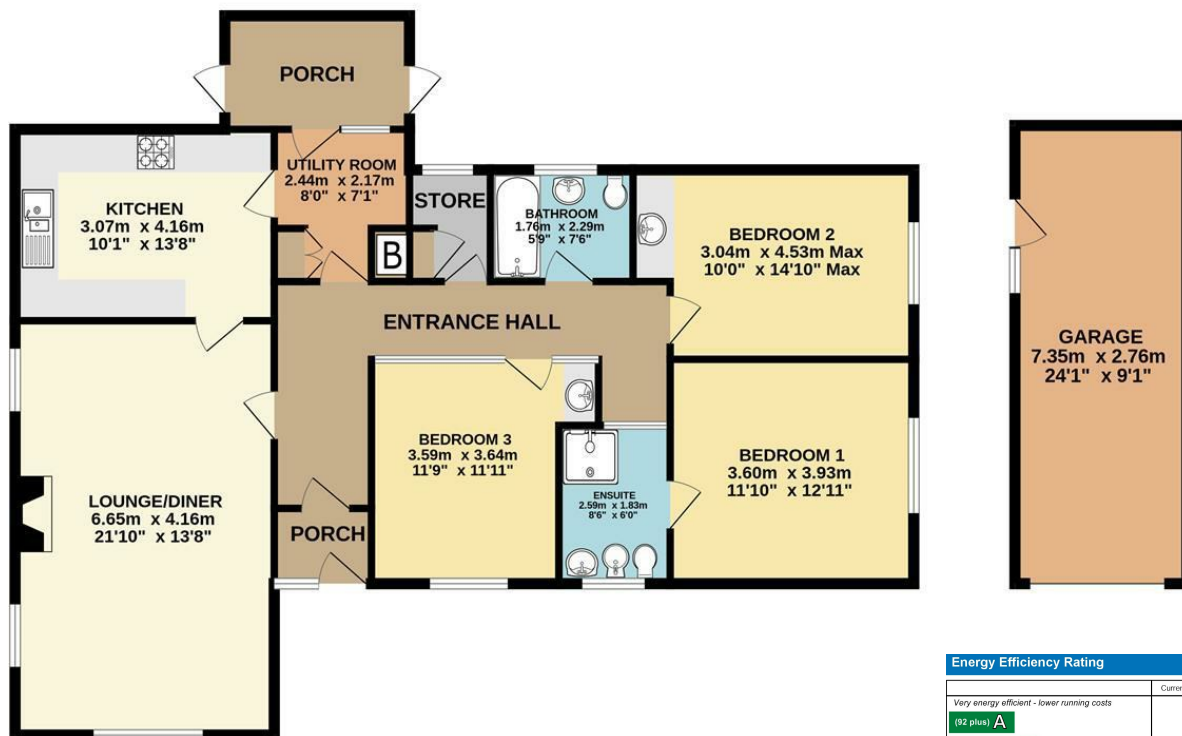
11'8" x 12'11" (3.58 x 3.94)

A spacious double bedroom with a side-facing window. Fitted with a comprehensive suite of built-in wardrobes, over-bed storage, bedside cabinets, and drawer units. Door to Ensuite.





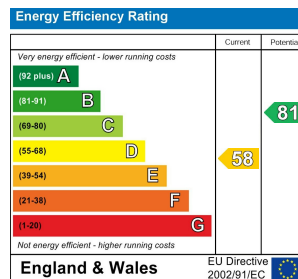
## GROUND FLOOR 135.0 sq.m. (1453 sq.ft.) approx.



TOTAL FLOOR AREA : 135.0 sq.m. (1453 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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### Ensuite

6'0" x 8'5" (1.83 x 2.59)

Fully tiled and fitted with a four-piece suite comprising a shower cubicle with mains shower, pedestal wash basin, bidet, and low flush WC.

### Bedroom Two

10'0" x 14'9" (3.05 x 4.52)

A large second double bedroom with fitted wardrobes and a vanity unit with inset wash hand basin. Side aspect window.

### Bedroom Three / Dining Room

11'8" x 11'10" (3.58 x 3.63)

A versatile front-facing room, equally suitable as a third double bedroom or a formal dining room. Includes vanity unit with wash hand basin.

### Family Bathroom

5'8" x 7'5" (1.75 x 2.269)

Fully tiled and fitted with a three-piece suite comprising a panelled bath with shower attachment, pedestal wash basin, and low flush WC.

### Detached Brick Garage

9'1" x 24'0" (2.77 x 7.34)

Generously proportioned garage with an integrated workshop area to the rear and personnel door to the garden. Fitted with lighting, ample power sockets, and a remote-controlled electric up-and-over garage door.

### Exterior

Occupying a superb, well-established corner plot, the bungalow is surrounded by manicured landscaped gardens with neatly trimmed hedging, expansive lawns, and well-stocked borders. Additional features include a vegetable garden, soft fruit trellis, greenhouse, shed, and summerhouse. A secure pathway leads to the rear porch through decorative wrought iron gates. The driveway provides ample off-road parking and space for a caravan or motorhome.

### Additional Information

Warm Air Central Heating-serviced

uPVC double glazed windows and end ridges.

Cavity Wall Insulation

Internal Oak part glazed doors

Gross Internal Floor Area - 134.4 Sq.m/ 1446.8 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area -Heritage High School

### 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.

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