



Ringer Lane, Clowne, Chesterfield, Derbyshire S43 4DA

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£140,000

PINWOOD



Ringer Lane Clowne Chesterfield Derbyshire S43 4DA



£140,000

**2 bedrooms
1 bathrooms
1 receptions**

- 2 Cosy bedrooms, 1 double and 1 single that can double as an office
- 1 Modern bathroom with overhead shower, pedestal hand wash basin and low flush wc
- Spacious reception room with large window looking out onto the front
 - Terraced house style
 - Located in Clowne, Chesterfield
 - Close to local amenities
 - Easy access to transport links
 - Garage
 - Perfect for first-time buyers
 - Freehold - Council Tax Band: A



Ideally located in Clowne, Chesterfield, this delightful terraced house on Ringer Lane offers a perfect blend of comfort and convenience. Spanning an inviting 763 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property also boasts a well-appointed bathroom, ensuring all your essential needs are met. Also featuring a wonderful kitchen / dining area space with modern appliances and ample space to feed the family, with a rear door leading out onto the garden, perfect for those summer months.

One of the standout features of this home is the ample parking available for up to three vehicles, a rare find in terraced properties. This added convenience is sure to appeal to those with multiple cars or visitors.

The location in Clowne is particularly advantageous, offering a friendly community vibe while being well-connected to nearby amenities and transport links. Residents can enjoy local shops, schools, and parks, making it a wonderful place to call home.

In summary, this terraced house on Ringer Lane presents an excellent opportunity for anyone looking to settle in a vibrant area of Derbyshire. With its practical layout, parking facilities, and proximity to local conveniences, it is a property not to be missed.

Kitchen/Dining Room

9'9" x 13'2" (2.98m x 4.00m)

This kitchen/dining room offers a practical and bright space with fitted cabinetry and wooden work surfaces. It features a built-in oven with a modern gas hob and an eye-catching splashback decorated with vibrant pepper imagery. There is a stainless steel sink positioned beneath a window that invites natural light, and integrated appliances include a washing machine. The room is finished with wooden flooring and benefits from a door leading to the exterior, creating a convenient access point to the garden.

Lounge

14'9" x 9'8" (4.50m x 2.94m)

A welcoming lounge with neutral-toned walls and ceiling rose detail that creates a classic look. The room features a large window that brightens the space and, it provides a cosy spot for relaxation or entertaining. The layout flows naturally with direct access to the hallway and stairs.

Bedroom 1

13'7" x 9'8" (4.13m x 2.95m)

This bedroom is a peaceful retreat featuring soft carpeting and neutral décor. A large window with curtains fills the room with natural light while built-in wardrobes provide useful storage space.

Bedroom 2 / Study

7'6" x 7'10" (2.28m x 2.38m)

A compact bedroom ideal for a single occupant or as a study space, decorated in neutral tones with fitted carpeting.

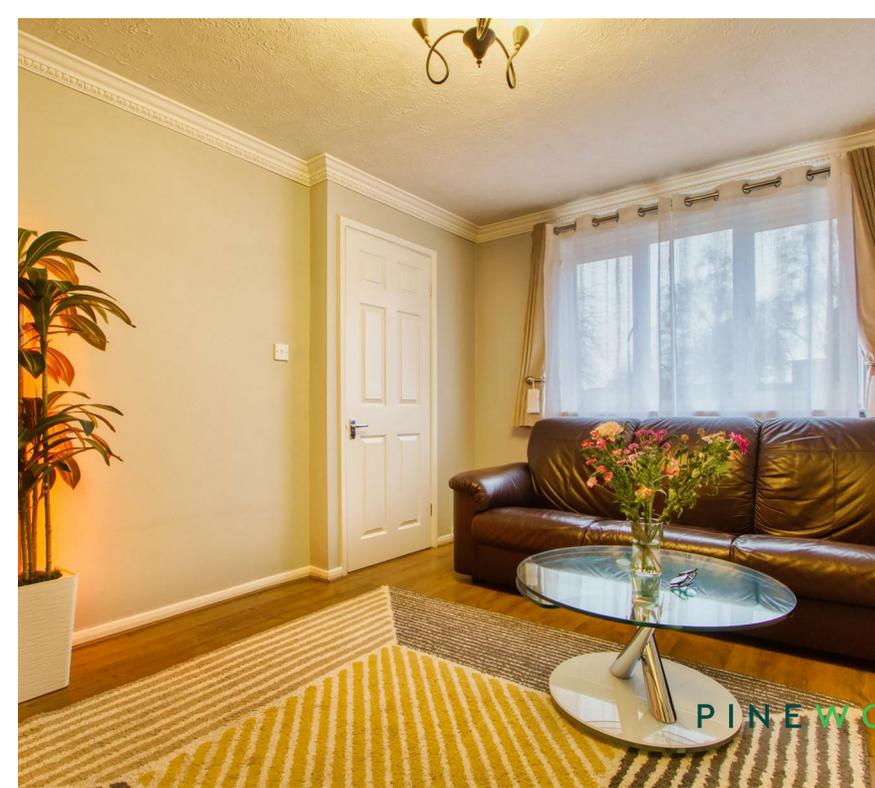
Bathroom

10'7" x 4'9" (3.24m x 1.46m)

The bathroom is finished with modern light grey tiles extending around the room, creating a sleek, contemporary feel. It features a white suite consisting of a bath with overhead shower and glass screen, a pedestal basin, and a close-coupled toilet. A window allows for natural light and ventilation, while a heated towel rail adds convenience.

Front Exterior

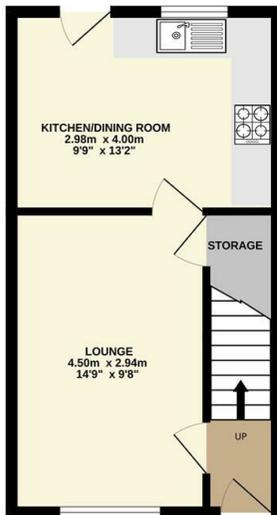
The front exterior presents a traditional brick façade with a neatly fenced boundary and paved pathway leading to the front door.



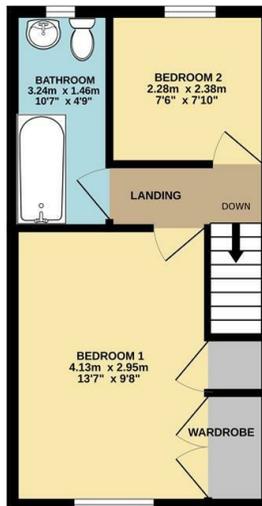
GARAGE
12.7 sq.m. (137 sq.ft.) approx.



GROUND FLOOR
29.9 sq.m. (322 sq.ft.) approx.

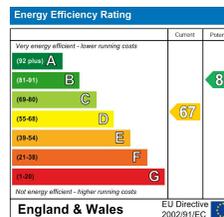


1ST FLOOR
28.3 sq.m. (305 sq.ft.) approx.



TOTAL FLOOR AREA: 70.9 sq.m. (763 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 manageable outdoor space with a lawn bordered by wooden fencing and a paved patio area ideal for seating or dining outside. The garden benefits from privacy and has mature foliage at the back, creating a peaceful environment.

Garage

15'7" x 8'9" (4.75m x 2.67m)

The external garage is a practical single space offering storage or parking, finished with a traditional up-and-over door. It measures 4.75 metres by 2.67 metres, providing ample room for a vehicle or other household storage needs.

GENERAL INFORMATION

EPC: D

Council Tax Band: A

Total Floor Area: 763 sq. ft. Approx

uPVC Double Glazing

Gas Central Heating

Single garage with lighting and electrics with parking space around the rear of the property

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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