



£995 Per Month

88 CHURCH LANE | CLOWNE | CHESTERFIELD | S43 4AZ

**BuckleyBrown**  
ESTATE AGENTS

Beautifully positioned within a well-established residential setting, this attractive three-bedroom semi-detached home offers comfortable living space, low-maintenance outdoor areas and excellent everyday convenience, creating an ideal home for modern family life. Maintained in good condition throughout, the property provides a welcoming environment ready to be enjoyed from the outset.

The accommodation is arranged across two floors and offers well-balanced living space suited to both everyday routines and relaxed living. The layout provides a comfortable setting for unwinding at the end of the day, while the first floor offers three well-proportioned bedrooms, delivering flexibility for family life, home working or guest accommodation.

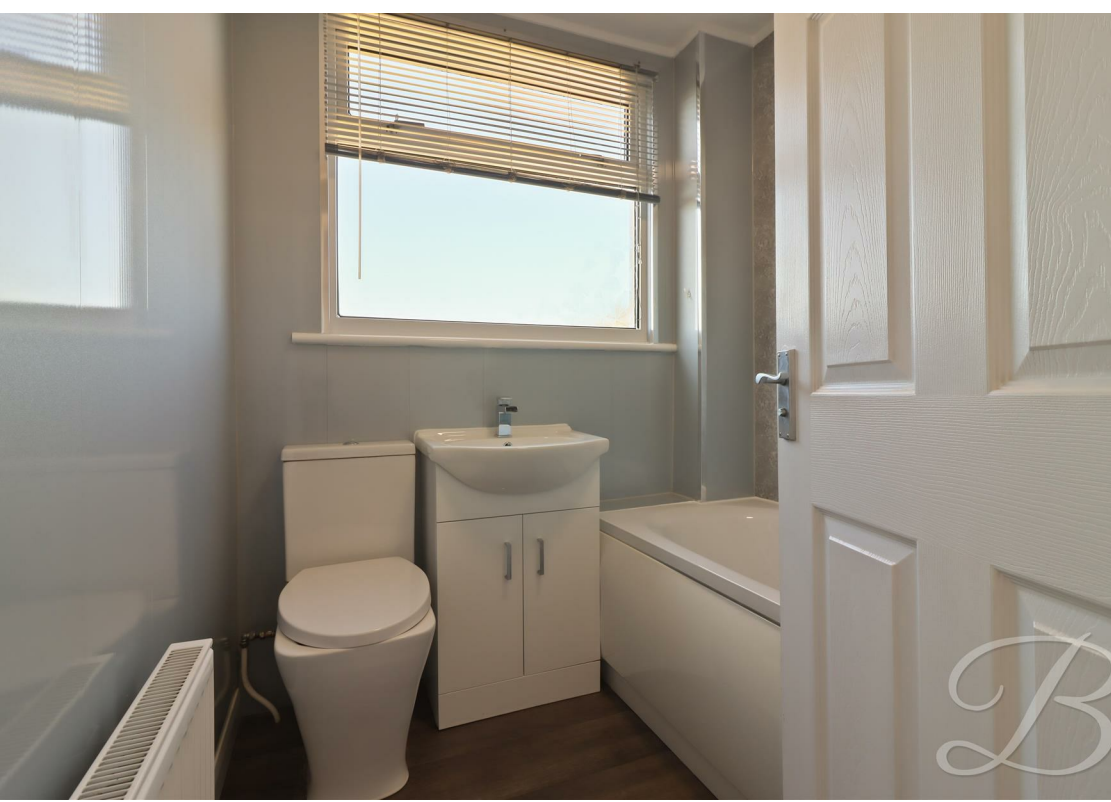
Externally, the property benefits from off-road parking to the front, offering valuable convenience for daily use. The front and rear gardens have been designed with ease of maintenance in mind, creating enjoyable outdoor areas that can be appreciated throughout the year without demanding significant upkeep.

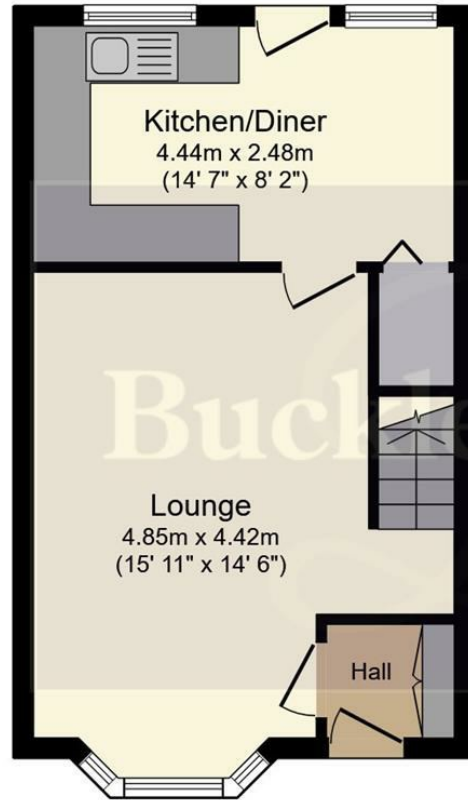
Ideally situated within the popular village of Clowne, the property enjoys close proximity to a wide range of local amenities including shops, supermarkets, schools and essential services. The location continues to attract tenants due to its accessibility and established residential character.

For those commuting or travelling further afield, the property offers excellent access to the A619 and nearby M1 motorway network, providing convenient connections to Chesterfield, Sheffield, Worksop and surrounding areas. Nearby countryside and green spaces further enhance the appeal of the setting, offering opportunities for outdoor recreation and relaxation.

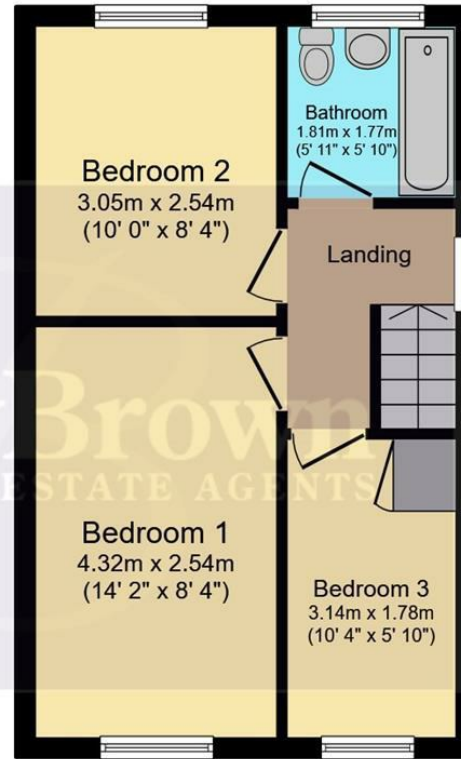








**Ground Floor**  
Floor area 33.7 sq.m. (362 sq.ft.)



**First Floor**  
Floor area 33.0 sq.m. (355 sq.ft.)

**Total floor area: 66.7 sq.m. (718 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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