21 Linnet Way,
Clowne, S43 4LW

£159,950

WILKINS VARDY

£159,950

IDEAL STARTER HOME - MODERN SEMI DETACHED HOUSE - TWO DOUBLE BEDS - ATTRACTIVE REAR GARDEN

A modern and well designed two bedroom semi detached home, ideally suited to first-time buyers, young professionals or those looking for a comfortable starter home.

The property offers easily managed accommodation throughout, including a convenient downstairs cloaks/WC, fitted kitchen with integrated cooking appliances, and an L-shaped living room with sliding patio doors opening onto the rear garden. To the first floor are two good sized double bedrooms and a family bathroom. Outside, the property benefits from off street parking for two vehicles, together with an enclosed west facing rear garden.

Located in an established residential area, the property is well placed for accessing the local shops and amenities offered in Clowne, and is readily accessible for commuter links towards Chesterfield, Worksop and the M1 Motorway.

- IDEAL STARTER HOME/FIRST TIME BUYER PROPERTY
- 'L' SHAPED LIVING ROOM
- GROUND FLOOR CLOAKS/WC
- BATHROOM/WC
- EPC RATING: C
- WELL PROPORTIONED SEMI DETACHED HOUSE
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS
- DRIVEWAY PARKING & GARDENS TO THE FRONT AND REAR

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 55.7 sq.m./599 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Heritage High School

On the Ground Floor
A front entrance door opens into a ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Cloaks/WC
Fitted with a low flush WC and hand wash basin with tiled splashback.

Kitchen
11'10 x 6'2 (3.61m x 1.88m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine and there is space for a fridge/freezer.
Laminate flooring.

'L' Shaped Living Room
12'8 x 11'10 (3.86m x 3.61m)
A good sized reception room fitted with laminate flooring and having uPVC double glazed sliding patio doors overlooking and opening onto the rear of the property.

On the First Floor

Landing
Having a built-in storage cupboard.

Bedroom One
12'8 x 11'5 (3.86m x 3.48m)
A good sized front facing double bedroom.

Bedroom Two
12'2 x 6'6 (3.71m x 1.98m)
A rear facing double bedroom.

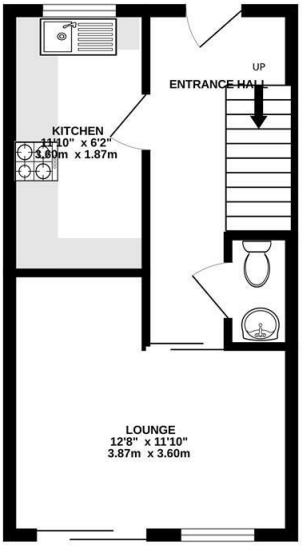
Bathroom
6'2 x 5'8 (1.88m x 1.73m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with mixer shower over, pedestal hand wash basin and a low flush WC.
Vinyl flooring.

Outside
To the front of the property there is a low maintenance pebbled garden with mature tree and a paved path leading up to the front entrance door.

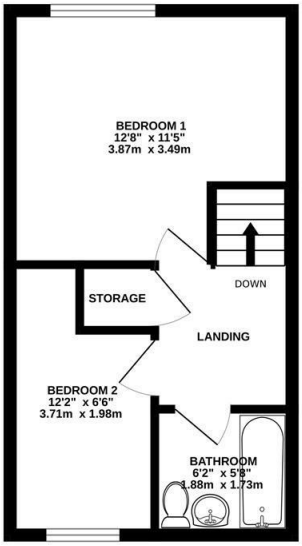
A tarmac driveway to the side provides off street parking for two vehicles.

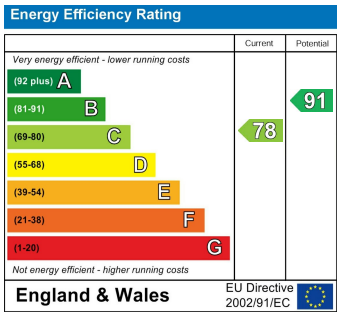
A wooden gate gives access down the side of the property which is paved, the paving continuing round to the rear to provide a patio area. Steps from the patio lead down to a lawned garden with raised side borders.

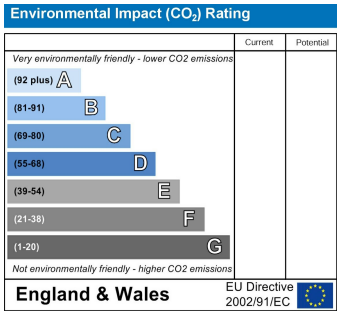
GROUND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.







TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) 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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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

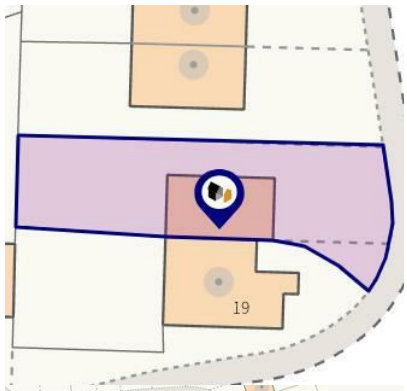
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Heritage High School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.