



45A Creswell Road,
Clowne, S43 4PN

£210,000

W
WILKINS VARDY

£210,000

THREE STOREY SEMI DETACHED HOUSE - THREE BEDS - TWO BATHROOMS - OFF STREET PARKING

A well presented and neutrally decorated three storey semi detached home, set back from the road and offering 1023 sq.ft. of spacious, modern accommodation throughout. The property features a generous living room and a contemporary kitchen/diner with integrated appliances, ideal for everyday family living and entertaining. There are three well proportioned bedrooms, including a principal bedroom with an en suite shower room, together with a family bathroom. Outside, the property benefits from an enclosed, low maintenance rear garden and off street parking for two vehicles.

Located in a popular residential area, the property is well placed for local amenities and readily accessible for commuter links towards Chesterfield, Worksop and the M1 Motorway.

- WELL APPOINTED THREE STOREY SEMI DETACHED HOUSE
- MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- THREE GOOD SIZED BEDROOMS
- CAR STANDING SPACE FOR TWO VEHICLES
- EPC RATING: TBC
- GOOD SIZING LIVNG ROOM
- UTILITY AREA
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 95.0 sq.m./1023 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.

Living Room

13'2 x 12'6 (4.01m x 3.81m)
A good sized front facing reception room fitted with ceramic tiled flooring with underfloor heating.
A door gives access to a useful built-in under stair store cupboard.

Kitchen/Diner

15'4 x 10'7 (4.67m x 3.23m)
A dual aspect room, being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over. Inset 1½ bowl single drainer stainless steel sink with mixer tap. Integrated appliances to include a dishwasher, fridge/freezer, electric oven and 4-ring gas hob with stainless steel extractor hood over. Space and plumbing is provided for a washing machine. Downlighting and ceramic tiled flooring with under floor heating. A door gives access to a Cloaks/WC, and a uPVC double glazed door gives access onto the rear of the property.

Utility

Being part tiled and fitted with a white hand wash basin. Ceramic tile flooring.

On the First Floor

Landing

Having two built-in storage cupboards. A staircase rising to the second floor accommodation.

Bedroom One

15'4 x 13'2 (4.67m x 4.01m)
A generous front facing double bedroom. A door gives access into a ...

En Suite Shower Room

6'9 x 5'10 (2.06m x 1.78m)
Being part tiled and fitted with a white 3-piece suite comprising a shower

cubicle with mixer shower, pedestal hand wash basin and a low flush WC. Chrome heated towel rail. Vinyl flooring.

Family Bathroom

9'0 x 7'6 (2.74m x 2.29m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC. Chrome heated towel rail. Vinyl flooring and downlighting.

On the Second Floor

Landing

Having a built-in storage cupboard.

Bedroom Two

17'11 x 8'7 (5.46m x 2.62m)
A good sized front facing double bedroom with loft access hatch.

Bedroom Three

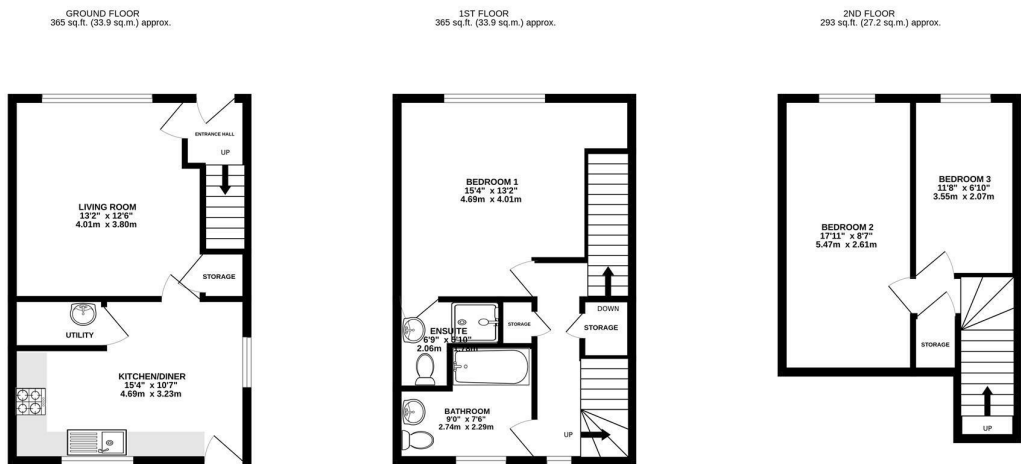
11'8 x 6'10 (3.56m x 2.08m)
A front facing single bedroom.

Outside

A shared tarmac frontage take you to block paved car standing for two vehicles.

A path gives access down the side of a property to an enclosed low maintenance garden which comprises a paved patio and a good sized deck seating area.





TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			78
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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 units, 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

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.



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