

bothams¹⁸⁷¹



45 Clowne Road

Barlborough, Chesterfield, S43 4EH

Offers In The Region Of £295,000



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Set Back on Clowne Road in the popular village of Barlborough, Chesterfield, this delightful semi-detached house offers a perfect blend of comfort and modern living. With off street parking for multiple vehicles and three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Information

Nestled on the sought-after side of Clowne Road, this beautifully presented three bedroom semi-detached home offers modern, versatile living ideal for families or professionals alike. Boasting a thoughtfully designed single-storey rear extension, the property features a stunning open-plan living, kitchen, and dining area that forms the heart of the home — perfect for entertaining or relaxing in comfort.

As you enter the property you will find a generously sized hallway with a feature staircase and room underneath for storage if required. The remainder of the downstairs space is a contemporary open plan dining/living/kitchen area which allows plenty of natural light through the ground floor. The living room combines period features with modern living, featuring a large bay window and an exposed brick fireplace which is able to host a log burner.

The contemporary kitchen is well-appointed and tucked to the side to create some separation from the living / dining area with stylish cabinetry, integrated appliances, and marble effect tiles, flowing effortlessly into a spacious dining area and inviting garden room. There are large windows and patio doors that not only give you a great view of the fields behind the property but open onto the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. The family bathroom is fully tiled and features a white low flush w/c & wash hand basin together with a L shape bath and overhead mixer shower. The master bedroom is well proportioned and able to accommodate additional furniture and storage furthermore it has far views over the rear garden and fields behind the property. The second bedroom is also of a good size and could be used as a double bedroom and the third bedroom is more suited towards a single bedroom or home office / study.

The grounds consist of a good sized plot with a driveway for multiple vehicles and access down the side to a detached garage. The rear garden is of a good size and has two patio areas and one decked area. The raised patio area behind the garage is perfect for entertaining and relaxing and has an extent view of the fields behind the property.

Clowne Road is a highly sought-after address, providing easy access to local amenities and shops. Excellent transport links ensure The M1 and surrounding areas are within easy reach including Chesterfield town centre and Bolsover town , making this an ideal base for commuters and families alike.

This property is perfect for those seeking a modern, high-quality home with plenty of space inside and out. The stylish interior, spacious living areas, and beautifully landscaped garden make it a home to be proud of.

Early viewing is highly recommended to appreciate the space and quality this fantastic property has to offer.

Additional Information

Council Tax Band - B
EPC - D 62
Flood zone - Very low
UPVC double glazed throughout
Combination boiler





Floor Plan



Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

