



Barlborough Road, Clowne Chesterfield S43 4QX

welcome to

Barlborough Road, Clowne Chesterfield

An attractive two-bedroom semi-detached property, distinguished by its stone-fronted facade. This residence benefits from off-street parking and the added advantage of a double garage, offering ample storage and practicality. An exceptional opportunity for those seeking a home of character.



Entrance Hall

Inner Hall with stairs to first floor landing.

Lounge

12' 8" into recess x 11' 1" (3.86m into recess x 3.38m)

Lounge area with a dual fuel burning fire, front facing view and gas central heating.

Kitchen

6' 8" x 10' 6" (2.03m x 3.20m)

Rear facing kitchen area with ceramic tiled flooring.

The kitchen also features wall and base units, work surfaces, an inset 1.5 glass and stainless-steel sink with mix tap and complementary stone tiling, induction hob with Hotpoint extractor fan, Bosch double oven, and Zanussi fridge freezer. There is also additional storage with pull out units and door leading to side of property.

Dining Room

12' 6" x 12' 10" into recess (3.81m x 3.91m into recess)

Dining area with rear facing double glazed windows, door access to cellar, feature fireplace incorporated in a marble back and half.

Stairs And Landing

The landing has loft access via pull down ladder which is part boarded and houses work benches.

Bedroom One

12' 9" x 11' 1" (3.89m x 3.38m)

Front facing bedroom with double glazed windows and gas central heating, with additional walk-in wardrobe for space/storage.

Bedroom Two

9' 9" into recess x 12' 7" (2.97m into recess x 3.84m)

Rear facing bedroom with double glazed window and gas central heating.

Bathroom

6' 9" x 10' 5" (2.06m x 3.17m)

Bathroom suite with double glazed windows, heated towel rail, vanity mix sink, large walk-in shower enclosure with complementary tiling with store cupboards.

Loft

With natural lighting provided by the Velux window, the loft space houses additional storage needs and comes with lighting and electricity.

Outside Exterior

The rear garden is low maintenance with gravel and a variety of mature plants and shrubs. There is also a cellar which is useful for storage.

Garage

18' 5" x 14' 5" (5.61m x 4.39m)

Garage with power and lighting, providing off street parking.



view this property online williamhbrown.co.uk/Property/CSF101165



welcome to

Barlborough Road, Clowne Chesterfield

- ****GUIDE PRICE £160,000-£170,000****
- Council Tax Band A.
- Stone-Fronted Semi-Detached Property with countryside views.
- Modern Kitchen with Integrated Appliances.
- Well Sized Lounge and Diner.

Tenure: Freehold EPC Rating: D

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSF101165



Property Ref:
CSF101165 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk