



Chanterelle Walk, Clowne Chesterfield S43 4FN

welcome to

Chanterelle Walk, Clowne Chesterfield

Beautifully presented three-bedroom family home, 'The Hamilton' with open plan living to the ground floor, high quality kitchen furnishings, cloak room. Three first floor bedrooms with master ensuite and family bathroom. Parking to the front and an enclosed rear garden.



Entrance Hall

A front facing entrance hallway fitted with a central heating radiator and giving access to the downstairs cloak room. Tiling to the floor extends to the cloak room and the open plan kitchen and dining area.

Cloakroom

Fitted with a white suite comprising a wall mounted hand wash basin and a low flush w.c with concealed cistern. Whilst there is complimentary part tiling to the walls, tiling to the floor, a central heating radiator and a front facing window with deep sill.

Open Plan Living Kitchen

11' x 6' 1" (3.35m x 1.85m)

This beautiful kitchen area is fitted with two tone wall, base and drawer units, comprising of high gloss light wood effect wall units, and high gloss black units and drawers to the base. Contrasting work surfaces with uplifts and led lighting compliment the units whilst there is an inset 1 & 1/2 sink and drainer with mixer tap. A glass splash back can be found to the gas hob, whilst tall units extend to the dining area where you will find the built in electric oven and microwave and the integrated fridge freezer. Tiling to the floor continues from the hallway whilst there are spotlights to the ceiling, chrome finished sockets and a front facing double glazed window.

Dining

11' 6" Extending x 18' 1" Max (3.51m Extending x 5.51m Max)

Extending from the kitchen this lovely area offers a great space for family dining, again tiling from the floor continues from the entrance hallway and kitchen area. Whilst stairs rise from the dining area to the first-floor accommodation and double doors open to a utility area/cupboard.

Lounge

16' 9" MAX x 8' 11" MAX (5.11m MAX x 2.72m MAX)

The open living extends to this well-appointed rear facing lounge area, laid to carpet and fitted with a central heating radiator and TV point. Bi folding

doors to the rear of the lounge open to the enclosed rear garden.

Utility Room

Offering space and plumbing for an automatic washing machine with work surface over.

Stairs And Landing

Stairs rise from the dining area to this landing area with a spindled balustrade, a side facing double glazed window and a central heating radiator. Whilst there is a built in area cupboard and the loft access hatch.

Master Bedroom

9' 9" x 9' 2" MAX (2.97m x 2.79m MAX)

This rear facing master bedroom is fitted with a double glazed window and a central heating radiator. Whilst built in wardrobes with sliding doors are located to one wall and a door opens to the en-suite shower room. Fitted with a wall mounted hand wash basin and low flush w.c with concealed cistern and a shower enclosure with main shower. Further features of the room include spot lighting to the ceiling, part tiling to the walls an extractor fan and a chrome heated towel rail. Tiling to the floor and a side facing obscure double glazed window.

Bedroom Two

11' 10" MAX Into Recess x 9' 2" (3.61m MAX Into Recess x 2.79m)

A rear facing double bedroom fitted with rear facing double glazed window and a central heating radiator.

Bedroom Three

9' 1" x 7' 3" (2.77m x 2.21m)

Fitted with a rear facing window and a central heating radiator.

Bathroom

Fitted with a white three piece suite comprising of a wall mounted hand wash basin, a low flush w.c with concealed cistern and a paneled bath with glass shower screen and mains shower over. Tiling to the floor, part tiling to the walls, spot lights to the ceiling

and extractor fan. Whilst a front facing double glazed obscure window with deep display sill completes the bathroom.

Outside Exterior

Two parking spaces to the front of the property offer off street parking whilst there is a central pathway and a side courtesy gate giving access to the rear garden. The enclosed rear garden offers a laid to lawn garden and a paved patio offering a lovely space for outside seating, whilst there are planted shrub borders, outside lighting and tap.



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welcome to

Chanterelle Walk, Clowne Chesterfield

- Council Tax Band C.
- Situated on the popular estate of 'The Edge' in Clowne.
- Beautifully presented three bedroom linked detached family home .
- Open plan ground floor living accommodation , with an hallway and cloakroom.
- High quality kitchen furnishings and utility space, dining area and lounge.

Tenure: Freehold EPC Rating: C
Council Tax Band: C



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSF104649 - 0004

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