



**Bentinck Drive, Clowne Chesterfield S43 4SS**



**welcome to**

**Bentinck Drive, Clowne Chesterfield**

A well-maintained home offering a living room with feature fireplace and sliding doors, an open plan kitchen/diner, and comfortable front-facing bedrooms. The bathroom is fully tiled with a shower over bath. Outside, enjoy a lawned front garden with driveway and garage, plus a split-level rear patio



### Entrance Hall

Welcoming entrance hall featuring carpet flooring, loft hatch access, and a convenient airing cupboard housing the combi boiler.

### Living Room

11' 9" Into Recess x 11' (3.58m Into Recess x 3.35m)

Spacious living room with carpet flooring, rear sliding doors opening to the garden, and a charming feature fireplace.

### Open Plan Kitchen Diner

18' 10" x 7' 3" (5.74m x 2.21m)

Bright and versatile space with carpet and vinyl flooring, complemented by side and rear-facing windows for plenty of natural light.

### Bedroom One

10' 2" x 12' 4" (3.10m x 3.76m)

Comfortable front-facing bedroom with carpet flooring and built-in wardrobes offering ample storage.

### Bedroom Two

7' 4" x 9' 5" (2.24m x 2.87m)

Front-facing bedroom with carpet flooring.

### Bathroom

Fully tiled bathroom featuring a shower over bath, toilet, sink, and a side-facing window for natural light and ventilation.

### Outside Exterior

To the front, the property benefits from a lawned garden and driveway leading to the garage. The rear garden offers side and rear access, a split-level patio, and is north-west facing with additional access to the garage.

### Garage

18' 9" x 8' 7" (5.71m x 2.62m)

Single garage with manual door, equipped with power and offering both side and front access.



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## **Bentinck Drive, Clowne Chesterfield**

- Council Tax Band B.
- Two Bedroom Bungalow in CLOWNE!
- Lounge with Feature Fireplace and Rear Sliding Doors.
- Open Plan Kitchen Diner.
- Master Bedroom with Built in Wardrobes.

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSF104753 - 0002

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