





64 Heritage Drive

Clowne • Chesterfield • S43 4ST

£150,000 to £160,000

Perfect for first-time buyers and investors, this delightful semi-detached home on a generous corner plot in Heritage Drive, Clowne, is offered with no onward chain. Recently redecorated, the property presents a fresh and inviting atmosphere, ready for immediate occupancy. Stepping through the composite front door, you enter a well-equipped kitchen featuring fitted wall and base units, an integrated gas hob, electric oven, and extractor fan. There is space for a freestanding fridge freezer and plumbing for a washing machine, as well as a breakfast bar area. The rear-facing lounge provides a comfortable space to relax or entertain, with a composite metal-wooden door leading directly to the rear garden. A staircase within the lounge ascends to the first floor. Upstairs, the accommodation includes two bedrooms and a modern three-piece family bathroom. The spacious main bedroom enjoys a rear-facing aspect, while the second bedroom, positioned at the front, features a small built-in wardrobe and a separate storage cupboard. The bathroom is designed with a panelled bath and a mains shower, along with a pedestal sink and a low-flush WC. Nestled in a peaceful cul-de-sac, this home benefits from a large driveway, providing ample secure off road parking for at least four cars. The rear garden, notably larger than others within the development, is enclosed with fencing and a side gate, offering privacy and security. A decked seating area enhances the outdoor space, while the remaining garden is laid to lawn, creating a versatile environment for relaxation and entertainment. Subject to obtaining the necessary approvals and planning consents, the whole site also has potential for an additional dwelling / development



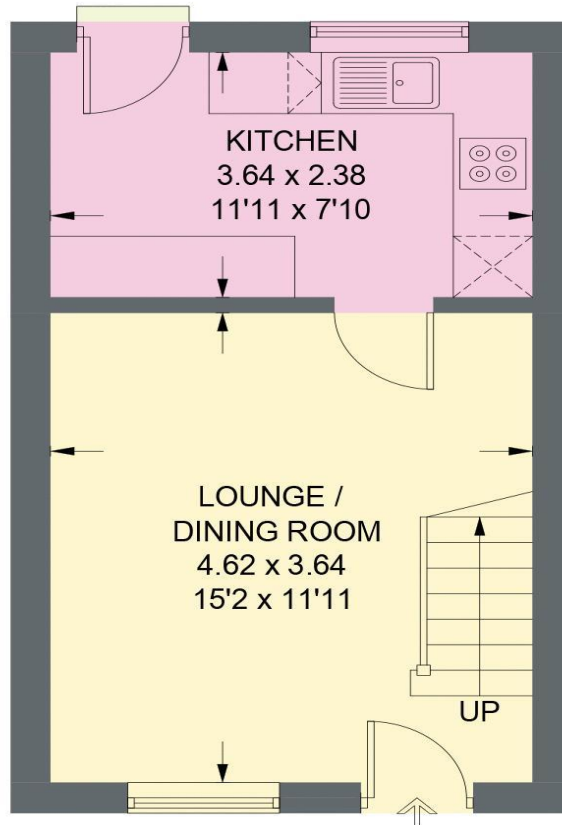
- Two-Bedroom Town House
- Modern Kitchen
- Large Lounge-Diner
- Large Corner Plot
- Off Road Parking

- No Onward Chain
- Decked Sitting Area
- Three Piece Bathroom
- Gas Central Heating & Upvc Double Glazed
- EPC Rating: D / Council Tax Band: A

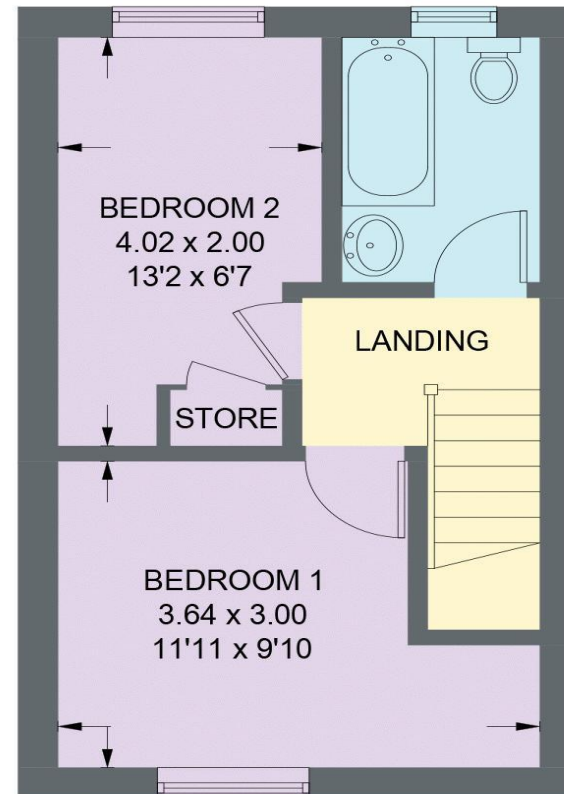


64 HERITAGE DRIVE

APPROXIMATE GROSS INTERNAL AREA = 51.7 SQ M / 556.9 SQ FT



GROUND FLOOR
25.8 SQ M / 278.2 SQ FT



FIRST FLOOR
25.9 SQ M / 278.7 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1209005)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.