



28 Clowne Road,  
Stanfree, S44 6AW

OFFERS IN THE REGION OF

£135,000

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WILKINS VARDY

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# £135,000

WELL APPOINTED THREE BED SEMI - MODERN FITTED KITCHEN - SEMI RURAL VILLAGE LOCATION

Offered for sale with NO CHAIN is this delightful semi detached house on Clowne Road. Spanning an impressive 881 sq.ft., the property boasts two spacious reception rooms, the dining room having French doors opening onto the enclosed rear garden. The home also features a modern fitted kitchen and ground floor bathroom, together with three bedrooms, providing ample space for families or those seeking a home office.

With its appealing layout and generous living space, this property presents an excellent opportunity for first-time buyers or those looking to settle in a friendly village community.

Stanfree is ideally situated for accessing the various amenities in Clowne and Bolsover, and is readily accessible for transport links towards Chesterfield, Barlborough and the M1 Motorway.

- Well Appointed Semi Detached House
- Semi Rural Village Location
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Bathroom/WC
- Three Bedrooms
- Enclosed Rear Garden & Car Standing Space
- NO CHAIN
- EPC Rating: C

## General

Gas central heating (Ideal Instinct Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 81.8 s.qm./881 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

A uPVC double glazed front entrance door opens into the ...

## Living Room

13'0 x 11'11 (3.96m x 3.63m)  
A good sized front facing reception room.

## Centre Lobby

Having a built-in under stairs store cupboard.

## Dining Room

13'0 x 13'0 (3.96m x 3.96m)  
A spacious rear facing reception room, fitted with vinyl flooring and having a staircase rising to the First Floor accommodation.  
uPVC double glazed French doors overlook and open onto the rear of the property.

## Kitchen

12'5 x 6'11 (3.78m x 2.11m)  
Being part tiled and fitted with a modern range of white hi-gloss wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge freezer.  
Built-in cupboard housing the gas boiler.  
Laminate flooring.  
A door leads through to the ...

## Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with etched glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.  
Tiled floor.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

12'9 x 11'10 (3.89m x 3.61m)  
A good sized front facing double bedroom.

## Bedroom Two

12'11 x 9'8 (3.94m x 2.95m)  
A good sized rear facing double bedroom having a built-in over stairs store cupboard.

## Bedroom Three

8'10 x 6'10 (2.69m x 2.08m)  
A rear facing single bedroom.

## Outside

There is a low maintenance walled forecourt with a shared gate and path leading up to the front entrance door. On street parking is available in the area.

To the rear of the property there is a good sized garden comprising of a yard area and two lawns which are tiered. There is off street parking which is accessed via an unadopted road, off Bridle Road.



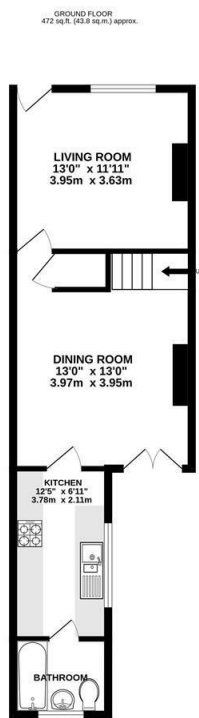


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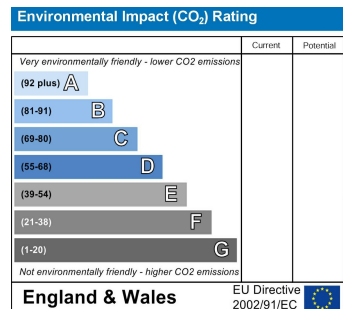
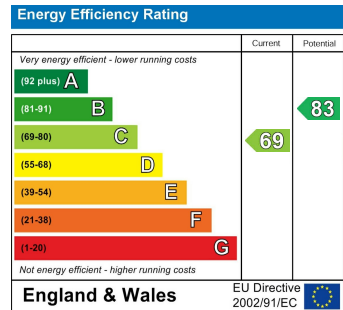
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'



TOTAL FLOOR AREA: 881 sq.ft. (81.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprints contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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