

Marketing Preview



54 Heritage Drive, Clowne, Chesterfield, S43 4ST

£165,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



NO CHAIN! Don't miss your opportunity to purchase this stunning, two bedroomed semi-detached home which is tucked away on a quiet road! Having a newly fitted kitchen, bathroom and boiler as well as windows and composite front door. Benefiting from ample off road parking and fantastic open views to the rear. Within walking distance to a range of local amenities! This property is ideal for a first time buyer or a buyer looking to downsize!

KITCHEN 11'10" x 7'9"

Entrance via a composite door into the newly installed kitchen. Fitted with high gloss wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine, tumble dryer and space for a full height fridge/freezer. Spot lights and under cupboard lighting. Radiator and breakfast bar. Vinyl flooring and a door to the lounge.

LOUNGE 11'10" x 15'3"

A good sized reception room with white walls and carpeted flooring. Two ceiling lights, radiator, window and stairs rise to the first floor. A door leads to the conservatory.

CONSERVATORY

Having a ceiling fan light, radiator and wood flooring. Sliding doors lead to the rear garden.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a ceiling light, access to the loft and doors to the two bedrooms and bathroom.

BEDROOM ONE 9'10" x 9'10"

A double bedroom with fitted wardrobes and a window to the rear with amazing open views. White walls, carpeted flooring, ceiling light and radiator.

BEDROOM TWO 6'6" x 11'3"

A good single room with white walls, carpeted flooring, ceiling light and radiator. Fitted wardrobes and a window to the front.

BATHROOM

A newly fitted bathroom comprising of a bath with an overhead and handheld shower, pedestal sink and close coupled WC. Spot lights, chrome ladder style radiator and an obscure glass window. Part acrylic sheeting to the walls and vinyl flooring.

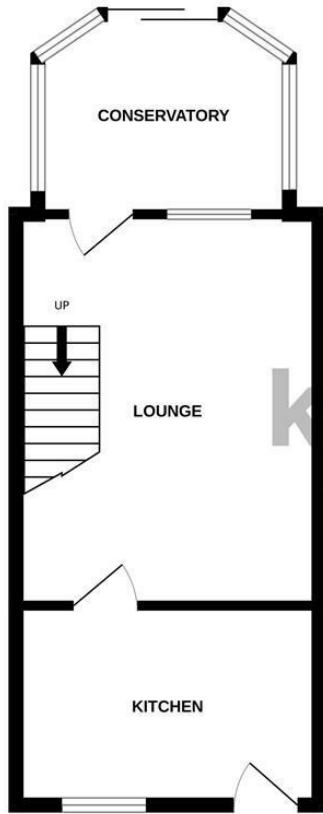
OUTSIDE

The property is positioned on a corner plot. To the front is a gravel area, a driveway and double gates to a further driveway. To the rear of the property is a brick built outhouse with power and a pebbled garden. New fencing to the boundary.

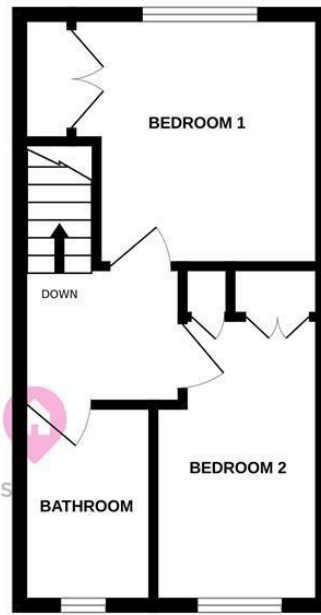
PROPERTY DETAILS

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER (FITTED IN 2022)
- FREEHOLD
- COUNCIL TAX BAND A

GROUND FLOOR



1ST FLOOR



key2go
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

