

## Marketing Preview



**31 Spinnaker Road, Clowne, Chesterfield, S43 4FW**

**£310,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 2**





**\*\* GUIDE PRICE £310,000 - £320,000 \*\*** A fantastic opportunity to purchase this deceptively spacious four double bedroom detached property which was built in 2018 and is situated on a quiet road. Offering a master bedroom with an ensuite, downstairs WC and utility room. Also having off road parking, garage and a landscaped garden. Close to amenities, road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

### SUMMARY

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### HALLWAY

Enter via composite door into the spacious and welcoming hallway with laminate flooring, ceiling light and radiator. Under stairs storage cupboard and doors to the lounge, downstairs WC and kitchen/diner.

### LOUNGE 9'10" x 17'0"

Comprising of neutral decor and carpeted flooring. Radiator and window to the front.

### DOWNSTAIRS WC 2'10" x 5'10"

Having a vanity wash basin and close coupled WC. Ceiling light, radiator and laminate flooring.

### KITCHEN/DINER 20'0" x 9'10"

Fitted with high gloss wall and base units, wood effect worktops and tiled splash backs. Stainless steel sink with a drainer and mixer tap. Space for an American style fridge/freezer. Two ceiling lights, radiator and window to the rear. Patio doors to the rear, laminate flooring and door to the utility room.

### UTILITY ROOM 5'4" x 7'6"

Having base units, under counter space for a washing machine and under counter space for a tumble dryer. Stainless steel sink and boiler. Ceiling light, radiator and laminate flooring. Doors to the garden and garage.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, radiator and access to the part boarded loft via a fixed loft ladder. Doors to the four bedrooms and bathroom.

### MASTER BEDROOM 16'4" x 11'8"

A generous sized double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and two windows to the front. Door to the ensuite.

### ENSUITE 8'2" x 4'8"

A spacious ensuite having a shower cubicle with an overhead and handheld shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

### BEDROOM TWO 13'1" x 9'2"

A generous sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

### BEDROOM THREE 12'3" x 9'2"

A third good sized double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear.

### BEDROOM FOUR 8'2" x 11'5"

A fourth small double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front.

### BATHROOM 5'6" x 6'6"

Comprising of a bath with a mixer shower tap, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

### OUTSIDE

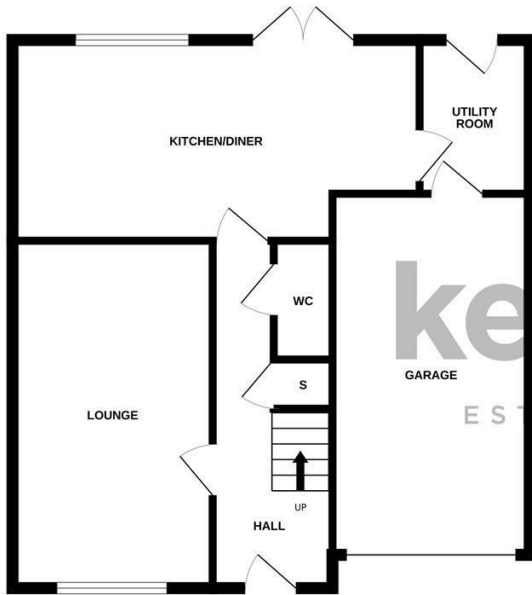
To the front of the property is a patterned concrete driveway, pebbled area and garage with power and lighting. Side path to the rear.

To the rear of the property is a patio area, lawn area and flower bed. Shed and fencing.

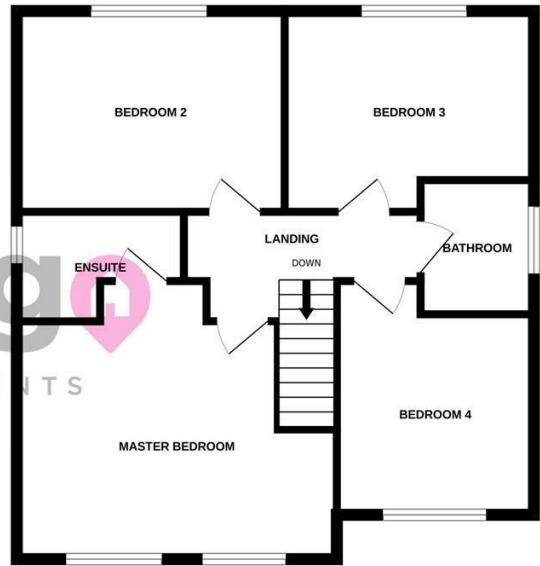
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - BOLSOVER COUNCIL

GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

