

## Marketing Preview



**York House, 116 Ringer Lane, Clowne, Chesterfield, S43 4BZ**

**£699,950**

**Bedrooms 4, Bathrooms 2, Reception Rooms 5**





A unique opportunity to purchase this four/five bedroom detached property which is private and set within a 0.3 of an acre plot. Offering immaculate lawns and electric gates. A drive with clay pavers , granite cobbles, substantial double garage with electric and electric remote controlled door, two Victorian lamp posts and solar panels. Good road links to Sheffield, Chesterfield and m1 Motorway. Perfect family home!

## SUMMARY

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## HALL

Enter into the spacious hall with laminate flooring, panelling to the walls and neutral decor. Ceiling light, radiator and under stairs storage cupboard. Doors to the downstairs WC, lounge, dining room and kitchen.

## LOUNGE 20'0" x 12'10"

A spacious reception room with neutral decor, carpeted flooring and a gas fire with marble surround. Four wall lights, ceiling light, two radiators and television point. Three windows with shutters to the front window. French doors to the garden room.

## GARDEN ROOM 20'7" x 8'10"

A spacious extra living space with neutral decor and vinyl flooring. Radiator, television point and new resin tiled roof. Windows and French doors to the rear with shutters.

## DINING ROOM 12'10" x 10'10"

Comprising of neutral decor and laminate flooring. Ceiling light, radiator and window with shutters. Double doors to the family lounge.

## FAMILY LOUNGE 13'10" x 12'8"

Having neutral decor and laminate flooring. Wall lighting, radiator, telephone point and television point. Three windows and double doors to outside all with shutters. Door to the bathroom.

## BATHROOM 7'1" x 5'10"

Comprising of a bath with a shower, sink and WC, Spotlighting, obscure glass window, part tiled walls and laminate flooring.

## KITCHEN/DINER 17'8" x 12'2"

A modern and stylish bespoke fitted kitchen with ample wall and base units, quartz worktops and splash back. Belfast sink with a mixer tap. Rangemaster oven and integrated microwave. Integrated dishwasher and space for a dining table. Spotlighting, radiator and television point. Two windows with Venetian blinds and garden views. Doors to the pantry and utility room.

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

Fitted with base units and contrasting worktops. Sink with a drainer and mixer tap. Space for a washing machine and full height fridge/freezer. Spotlighting, vinyl flooring and door to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral

decor, panelled walls and access to the loft. Ceiling light, radiator and window. Doors to the four bedrooms and bathroom.

## BEDROOM ONE

A spacious double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator, television point and window.

## BEDROOM TWO 10'6" x 12'0"

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and television point and window.

## BEDROOM THREE 10'4" x 10'3"

A third double bedroom with neutral decor, carpeted flooring and large built in wardrobes. Ceiling light, radiator and window.

## BEDROOM FOUR 12'11" x 8'0"

A fourth double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

## BATHROOM 14'1" x 5'10"

A spacious bathroom having a freestanding bath with a handheld shower and separate walk in shower cubicle with a sliding glass door. WC and large vanity unit with two sinks, marble top and storage. Spotlighting, three wall lights, two radiators and window. Tiled flooring.

## OUTSIDE

The outside of the property is private with electric gates, substantial double garage with electric and electric remote controlled door and two victorian electric lamp posts. Landscaped gardens to the front and rear, clay pavers and granite cobbles and water tap.

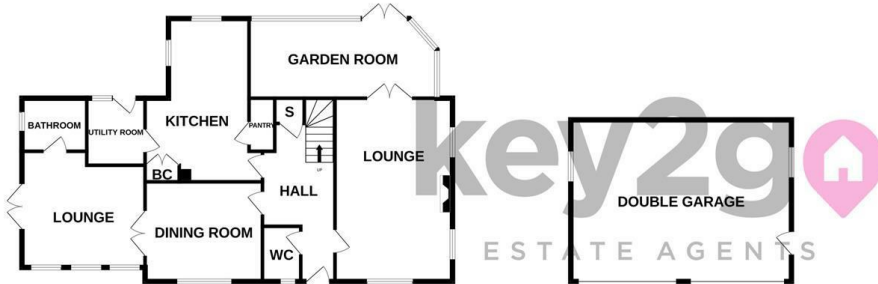
To the side of the property is a natural stone paved area leading to the rear which is fully enclosed set to mature trees, shrubs, hedges and a water tap.

## PROPERTY DETAILS

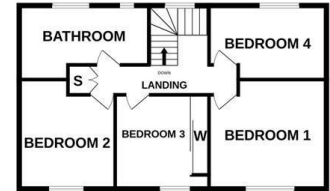
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COVING TO THE CEILINGS THROUGHOUT
- SOLAR PANELS WHICH GENERATE A SUBSTANTIAL INCOME INSTALLED IN 2012
- COUNCIL TAX BAND E - BOLSOVER COUNCIL



GROUND FLOOR  
1607 sq.ft. (149.3 sq.m.) approx.



1ST FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 2287 sq.ft. (212.4 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>94</b>
(81-91) <b>B</b>	<b>86</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	

