

Marketing Preview



7 Pavilion Close, Clowne, Chesterfield, S43 4UG

£385,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



NO CHAIN! A unique opportunity to purchase this immaculately presented four/five bedroom detached property which is tucked into a quiet cul-de-sac surrounded by countryside. Offering a utility room, downstairs WC and a master bedroom with an ensuite. Also having a double garage, double driveway and a private, south-west facing and enclosed garden. Amazing 180 degree views of countryside. Easy walking access to local schools, good road links to the M1 Motorway and Chesterfield. Spacious family home!

SUMMARY

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HALLWAY

Enter via a composite door into the spacious and welcoming hallway with a feature wallpapered wall and high quality wood effect flooring. Ceiling light, radiator and under stairs storage cupboard. Doors to the study, bedroom five, downstairs WC, lounge and kitchen.

LOUNGE 12'3" x 17'10"

A generous sized bright reception room with neutral decor, carpeted flooring and a feature fireplace with a gas fire. Ceiling light, radiator and window to the front. Open to the dining room.

DINING ROOM 9'6" x 12'5"

Comprising of continued decor, a ceiling light and radiator. Patio doors to the garden and door to the kitchen.

KITCHEN 8'11" x 12'5"

A bright kitchen/diner fitted with ample modern wall and base units, wood effect worktops and tiled splash back. One and a half sink with a drainer and mixer tap. Oven, hob, integrated microwave and extractor fan. Integrated fridge. Ceiling light, radiator and window to the rear. Tile effect flooring, fitted dining area and open to the utility.

UTILITY ROOM 8'3" x 10'10"

Having continued wall and base units, wood effect worktops and tiled splash back. Stainless steel sink with a drainer. Under counter space for a washing machine and dishwasher. Continued flooring, ceiling light, window and radiator. UPVC door to the rear.

SNUG/OFFICE/BEDROOM FIVE 8'3" x 14'9"

A bright extra living space with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and 180 degree views of the countryside via the front and side windows.

DOWNSTAIRS WC 2'9" x 5'2"

Comprising of a vanity wash basin, close coupled WC and high quality laminate flooring. Ceiling light, radiator and a circular window.

STAIRS/LANDING

A carpeted stair rise to the first floor spacious gallery landing with a ceiling light, access to the loft and a double airing cupboard housing the hot water tank. Doors to the four bedrooms and bathroom.

BEDROOM ONE 11'5" x 11'5"

A large double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front. Fitted wardrobes and dressing table. Door to the ensuite.

ENSUITE 3'3" x 9'6"

Comprising of a shower cubicle with a power shower, vanity wash basin and back to wall WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls, tiled flooring and underfloor heating.

BEDROOM TWO 9'8" x 9'3"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear with countryside views. Fitted wardrobes and dressing table.

BEDROOM THREE 8'9" x 9'8"

A small double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear with field views.

BEDROOM FOUR 7'0" x 8'3"

Currently used as an office with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 6'5" x 5'10"

A stylish bathroom having a bath with an overhead power shower and handheld shower, back to wall WC and vanity wash basin. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

OUTSIDE

The property sits on a corner plot on the edge of countryside with a double driveway and detached garage with a roller door, power, lighting, water and storage in the rafters. Also having an immaculate front lawn and secure side access to the rear. To the rear of the property is a private and enclosed rear garden with a mature yet maintained evergreen. Patio, lawn and hedging. Side storage and an outside tap.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED INSTALLED IN 2023
- GAS CENTRAL HEATING
- TRADITIONAL BOILER INSTALLED IN 2019
- COUNCIL TAX BAND E - BOLSOVER COUNCIL

GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.

1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1626 sq.ft. (151.1 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) A		
(81-91) B		84
(69-80) C	71	
(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	



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