



Marketing Preview



14 Spinnaker Road, Clowne, Chesterfield, S43 4FW

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this modern three bedroom semi-detached property which is situated on a quiet cul-de-sac close to the countryside. Offering a downstairs WC, two reception rooms and enclosed rear garden. Close to great local amenities and road links to Sheffield, Chesterfield and M1 Motorway. Perfect family home!

SUMMARY

A fantastic opportunity to purchase this modern three bedroom semi-detached property which is situated on a quiet cul-de-sac close to the countryside. Offering a downstairs WC, two reception rooms and enclosed rear garden. Close to great local amenities and road links to Sheffield, Chesterfield and M1 Motorway. Perfect family home!

HALLWAY

Enter via composite door into the hallway with neutral decor, entry matting and burglar alarm keypad. Ceiling light, radiator and side window. Door to the WC.

DOWNSTAIRS WC

Comprising of a close coupled WC and vanity wash basin. Ceiling light, radiator and obscure glass window. Part tiled walls and wood effect flooring.

LOUNGE 14'4" x 11'6"

Comprising of neutral decor, carpeted flooring and under stairs storage cupboard. Central heating thermostat and two TV points. Stair rise to the first floor, radiator and windows to the front and side. Door to the breakfast kitchen.

BREAKFAST KITCHEN 14'4" x 9'3"

Fitted with ample modern high gloss wall and base units, contrasting worktops and tiled splash back. Sink with a drainer and chrome mixer tap. Electric oven, integrated gas hob and integrated microwave. Space for a full height fridge/freezer and washing machine. Recess spotlighting, radiator and window. Extractor fan, TV point and smoke alarm. Tile effect flooring, door to the dining room and French doors to outside.

DINING ROOM 15'10" x 8'3"

Having neutral decor, carpeted flooring and access to the loft. Recess spotlighting, radiator and window to the front and side.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, smoke alarm and radiator. Access to the loft and doors to the three bedrooms and shower room.

BEDROOM ONE 11'3" x 8'0"

A double bedroom with a feature wallpapered wall, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front. Tv point and central heating thermostat.

BEDROOM TWO 9'6" x 8'0"

A second double bedroom with carpeted flooring, TV point and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM THREE 7'10" x 6'0"

A third single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window.

SHOWER ROOM 6'3" x 6'0"

Having a shower cubicle with a plumbed in shower, back to wall vanity and WC. Recess spotlighting, chrome ladder style radiator and obscure glass window. Extractor fan, acrylic wall cladding and wood effect flooring.

OUTSIDE

To the front of the property is a lawn area, plants and block paved driveway.

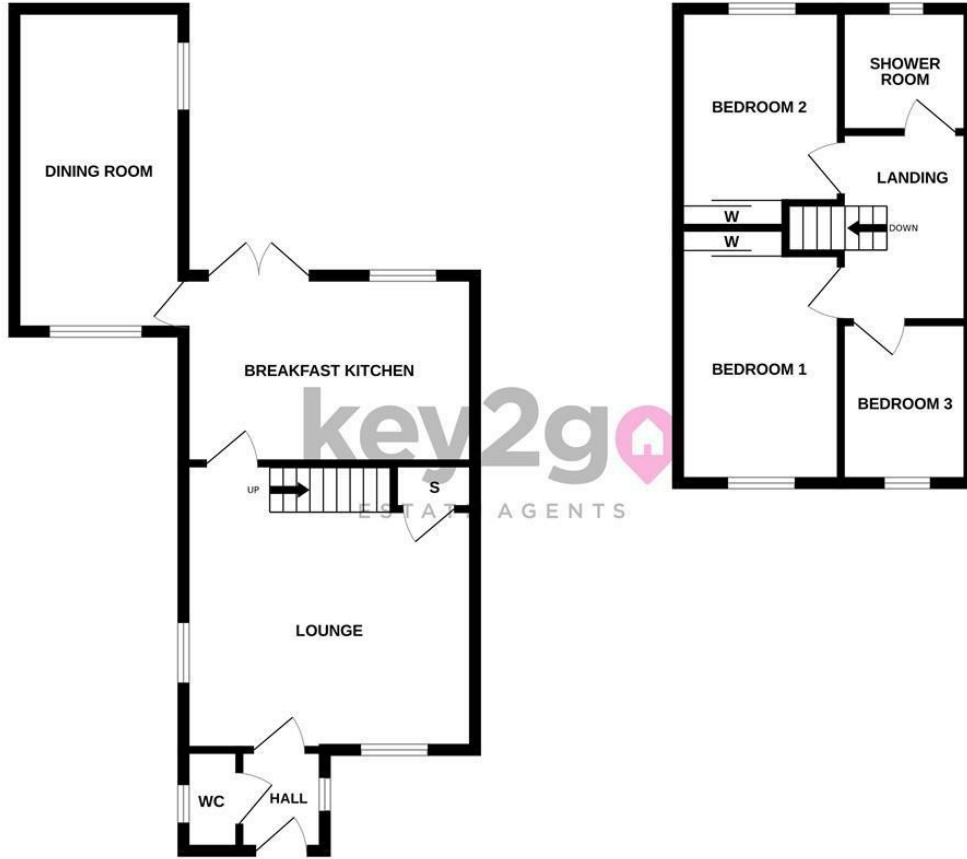
To the rear of the property is an Indian stone patio, decking and lawn area. Low rise wall, plants and shrubs. Shed and summerhouse with power.

PROPERTY DETAILS

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

GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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		95
(81-91) B	82	
(69-80) C		
(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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