

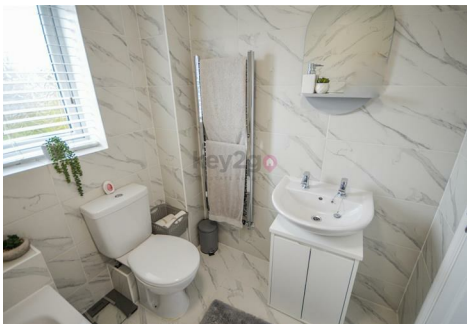
Marketing Preview



41 Spinnaker Road, Clowne, Chesterfield, S43 4FW

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this three bedroom semi-detached property which was built in 2017 and is situated on a quiet road. Being stunning and deceptively spacious throughout. Offering a downstairs Wc and two reception rooms. Also having off road parking and garage. Good road links to the M1 Motorway, Chesterfield and Sheffield. Perfect family home!

SUMMARY

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HALLWAY

A welcoming hallway with a ceiling light, radiator and window. Vinyl flooring and doors to the downstairs WC and lounge.

DOWNSTAIRS WC 2'7" x 6'0"

Comprising of a close coupled WC, wash basin and vinyl flooring. Ceiling light, radiator and obscure glass window.

LOUNGE 14'7" x 14'9"

Having neutral white walls, carpeted flooring and a storage cupboard. Ceiling light, radiator and window to the front. Stair rise to the first floor landing and door to the kitchen/diner.

KITCHEN/DINER 14'6" x 9'3"

A modern reception room with two tone wall and base units, wood effect worktops and tiled splash back. Sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and space for a full height fridge/freezer. Tiled flooring, two ceiling lights, radiator and window to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, radiator and access to the loft. Doors to the three bedrooms and bathroom.

BEDROOM ONE 8'2" x 10'10"

A good sized double bedroom with a feature wallpapered wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

BEDROOM TWO 8'2" x 9'4"

A second double bedroom with a feature wallpapered wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'2" x 8'0"

A third single bedroom with feature panelling to one wall and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 6'0" x 6'0"

A stylish bathroom having a bath with a mixer shower tap, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a well maintained lawn, double stone driveway and garage with power and lighting.

To the rear of the property is a generous sized, low maintenance and south facing garden with a patio and lawn area. Fencing, shed and access to the garage.

PROPERTY DETAILS

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

GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.5 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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