



Clowne Road, Barlborough, Chesterfield, S43 4EH
Offers in excess of £315,000



Welcome to this charming semi-detached house on Clowne Road in the delightful village of Barlborough, Chesterfield. This extended family home boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there's ample space for the whole family to enjoy.

Situated in an excellent location, this property offers fantastic views over farmland, providing a peaceful and picturesque setting. The spacious interior ensures that there is plenty of room for everyone to move around comfortably.

One of the standout features of this property is the parking space for three vehicles, making it convenient for you and your guests. And the best part? This property is available with NO CHAIN, meaning you can move in hassle-free.

Don't miss out on the opportunity to own this lovely home in a sought-after location. Contact us today to arrange a viewing and see for yourself the potential this property has to offer.

Call now to view 01246 232156



GROUND FLOOR

Entrance Hallway

12'9" x 6'4" (3.89 x 1.95)

A warm and welcoming space which has carpeted flooring, double radiator and provides access to the Living Room, Dining Room, Kitchen, Storage under the stairs, Vestibule and first floor via stairs.

Living Room

11'1" x 10'11" (3.40 x 3.34)

This is beautifully presented and located towards the front of the property, It has carpeted flooring, large double glazed bay window with radiator below and electric fire. Access is given to the Dining Room via sliding doors.

Dining Room

12'1" x 10'11" (3.69 x 3.34)

A further spacious room towards the rear of the property. It has a continuation of the carpet from the Living Room. There is a modern double radiator and gas fire along with access through to the Breakfast Room.

Breakfast Room

8'8" x 10'2" (2.65 x 3.12)

A great addition to the property which has tile effect vinyl flooring double radiator, double glazed skylights and double glazed double French doors leading out to the Rear Garden. There are also further double doors leading through to the Kitchen.

Kitchen

8'7" x 11'10" (2.64 x 3.62)

A spacious Kitchen located to the rear of the property which has tile effect vinyl flooring radiator, double glazed window and access to the Utility Room and WC. There are ample wall and base units incorporating a spacious worktop with 1.5 sink and drainer with mixer tap. Integrated appliances include a double electric oven with electric hob and extractor over.

WC

3'8" x 5'8" (1.12 x 1.75)

The WC is a great addition and boasts a low flush WC, pedestal wash basin, radiator and double glazed window with obscured glass.

Utility Room

5'1" x 5'8" (1.56 x 1.75)

The Utility Room has tiled effect vinyl flooring, radiator and double glazed window. The combi boiler is housed here and there is space and plumbing for a washing machine and a dryer.

FIRST FLOOR

Landing

12'0" x 6'4" (3.66 x 1.95)

A large space which is carpeted and provides access to the Bathroom and Four bedrooms. There is also access to the loft space.

Bedroom One

11'2" x 10'11" (3.41 x 3.33)

This is a spacious double bedroom located to the front of the property. It has carpeted flooring, radiator and large double glazed bay window.

Bedroom Two

12'1" x 10'11" (3.70 x 3.33)

A further double bedroom which is located to the rear of the property. It has carpeted flooring, radiator and large double glazed window with far reaching, Stunning views across farmland.

Bedroom Three

14'1" x 11'10" (4.31 x 3.61)

Another double bedroom forming part of the extension. This has carpeted flooring, radiator and another large double glazed window with the amazing views.

Bedroom Four

6'7" x 6'5" (2.02 x 1.97)

A good size single bedroom located to the front of the property. It has carpeted flooring and a beautiful decorative, double glazed window.

Bathroom

12'2" x 5'6" (3.71 x 1.70)

A very spacious bathroom which has vinyl flooring, radiator and a double glazed window with obscured glass. The walls are tiled and it has a three piece bathroom suite including low flush WC, pedestal wash basin and large shower cubicle with shower over.

EXTERNAL

Front

This beautiful property boasts a long driveway which is gated and leads down the side of the property to a lockable gate to access the rear garden. There is a large grassed lawn surrounded by hedges and a fence and the property itself is brick built and has ample curb appeal.

Rear Garden

The Rear Garden is extremely large and has a beautiful

lawned area which has a flowered border as well as a fence and towards the bottom of the garden is a patio area which has the far reaching views at hand.

EPC Rating

66 / D

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

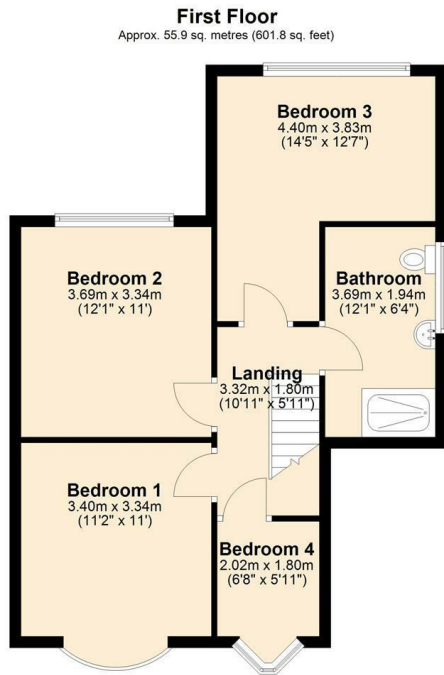
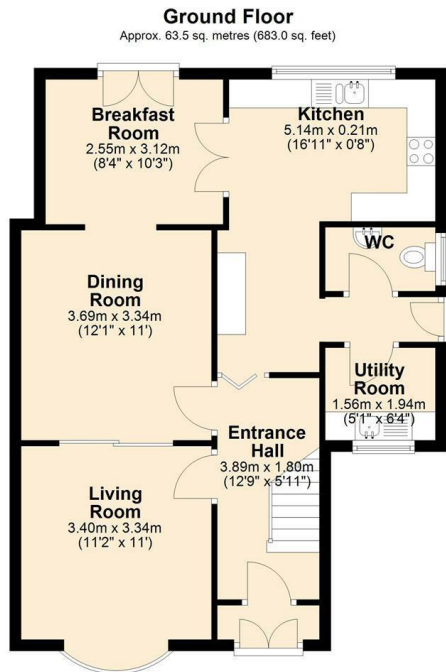
5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.

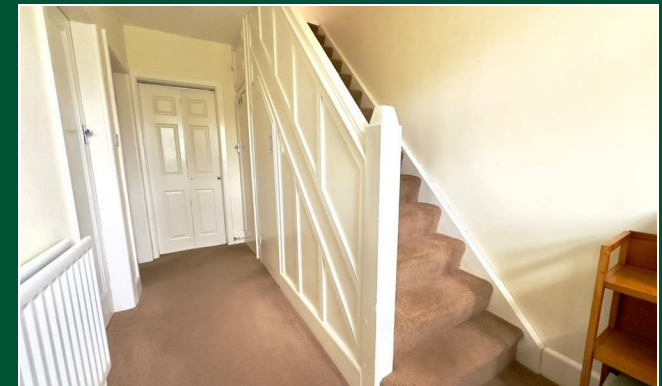






Total area: approx. 119.4 sq. metres (1284.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	75
England & Wales		EU Directive 2002/91/EC	



4 Glumangate, Chesterfield, S40 1QA
 Telephone: 01246 232156
 E-Mail: residential@wtparker.com
 Website: www.wtparker.com