

# PINEWOOD



Peak View, Clowne, Chesterfield, Derbyshire S43 4RH

 4  2  2  EPC D

Offers In The Region Of £280,000



**\*\*DETACHED FOUR BEDROOMED PROPERTY WITH DOUBLE GARAGE AND GARDENS TO FRONT & REAR\*\***

Pinewood Properties are delighted to offer this four bedroom detached property positioned at the head of a quiet cul-de-sac. This property would make an ideal family home being within walking distance to schools, Clowne centre that boasts two supermarkets and a range of independent shops and having good commuter links at J30 M1.

The property briefly comprises of a Living room, separate Dining room and sliding doors leading into the conservatory. There is also a fitted kitchen with separate utility area and a downstairs W/C.

To the first floor there are four bedrooms with the master bedroom having an En-suite and a family bathroom.

To the front of the property is a driveway with ample parking and a double garage that has power and lighting. There is a garden to the front of the property and an enclosed garden to the rear.

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR MORE INFORMATION AND TO ARRANGE A VIEWING\*\***

- DETACHED PROPERTY
- GARDENS TO FRONT AND REAR
- CONSERVATORY
- DOUBLE GARAGE
- FREEHOLD PROPERTY
- FOUR BEDROOMS
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES AND JNC 30 M1
- COUNCIL TAX BAND 'D'

**Living Room**

16'10" x 11'6" reducing to 9'10" (5.15 x 3.51 reducing to 3.01)

**Dining Room**

11'6" x 8'7" (3.52 x 2.63)

**Conservatory**

10'0" x 9'2" (3.05 x 2.81)

**Kitchen**

11'10" x 9'10" (3.61 x 3.01)

**Utility Area**

6'6" x 5'7" (1.99 x 1.71)

**Downstairs WC**

5'7" x 3'5" (1.71 x 1.06)

**Bedroom One**

11'2" x 11'5" reducing to 9'10" (3.41 x 3.50 reducing to 3.01)

**En-Suite**

9'10" x 5'7" (3.0 x 1.71)

**Bedroom Two**

12'1" x 8'3" (3.69 x 2.54)

**Bedroom Three**

6'5" x 5'6" (1.98 x 1.70)

**Bedroom Four**

6'3" x 8'10" (1.91 x 2.71)

**Bathroom**

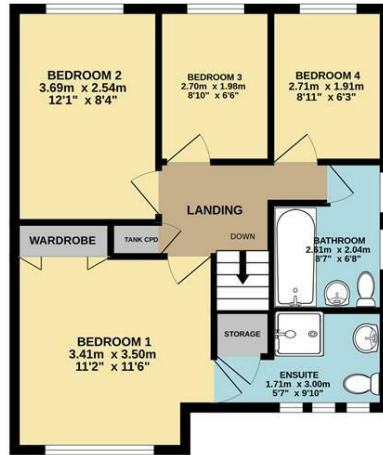
8'6" x 6'8" reducing to 3'4" (2.61 x 2.04 reducing to 1.02)



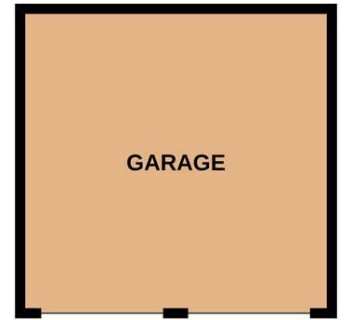
GROUND FLOOR



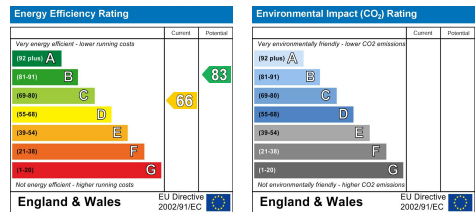
1ST FLOOR



GARAGE



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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SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

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