

PINEWOOD



Gray Street, Clowne, Chesterfield, Derbyshire S43 4RT

 3  1  1  EPC C

Offers In The Region Of £235,000



END YOUR SEARCH HERE... Standing proud in a lovely area is this fantastic and versatile two bedroom detached bungalow that has a dining room that could be used as a third bedroom if you need the space. The current owners have updated the property throughout and it is being offered with **NO UPWARD CHAIN**.

There is entry through a handy lean-to at one side and then an internal porch on the opposite aspect. The kitchen has been updated and has integrated cooking appliances and a wine cooler. The lounge has a very spacious feel and has plenty of light through the bow window. The focal point of the room being the fire and surround.

The bathroom has been updated with a new suite, has tiled splash backs and vinyl flooring. The bedrooms have a versatile layout, one to each aspect, the dining room that could be used as a third bedroom, is to the rear aspect and has sliding doors to the rear garden.

Outside has a drive to the front aspect leading to an attached garage with utility area, the rear is low maintenance with patio stones.

- **DETACHED BUNGALOW WITH NO UPWARD CHAIN**
- **MODERN FITTED KITCHEN**
- **UPVC**
- **FRESH DECOR AND CARPETS**
- **COUNCIL TAX BAND: C**
- **2/3 BEDROOMS - FLEXIBLE LAYOUT**
- **UPDATED BATHROOM**
- **NEW CENTRAL HEATING BOILER**
- **INTEGRAL GARAGE**
- **FREEHOLD**

Lounge

14'11" x 13'1" (4.57m x 4m)

Dining Room / Third Bedroom

11'5" x 10'2" (3.50m x 3.11m)

Kitchen

11'4" x 8'8" (3.46m x 2.66m)

Lean-To

15'6" x 3'2" (4.74m x 0.97m)

Bedroom One

12'0" x 9'10" (3.67m x 3.01m)

Bedroom Two

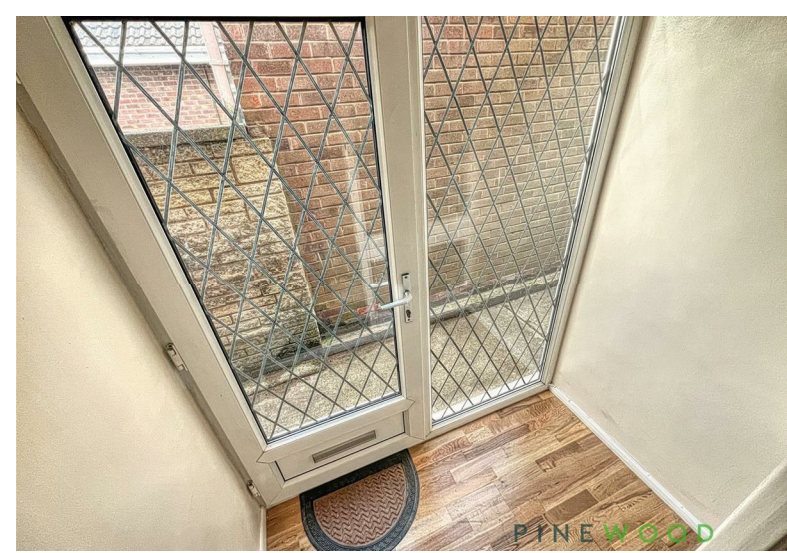
11'5" x 6'3" (3.50m x 1.91m)

Bathroom

8'3" x 5'10" (2.53m x 1.80m)

Garage

19'1" x 8'9" (5.82m x 2.68m)



GROUND FLOOR



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. Made with Memento 2024.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	87		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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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.

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