

PINEWOOD



Romeley Crescent, Clowne, Chesterfield, Derbyshire S43 4LB

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Offers In The Region Of £289,950



DETACHED PRIVACY... This spacious **FOUR** bedroom detached on a corner plot has been extended to the rear and improvements have enhanced this fine home.

As you arrive, you will notice the off-road parking for 2 vehicles and a lovely lawn to the front aspect with a gate leading to the gardens.

The entrance hall is spacious with storage and access to the large garage. The lounge has space for a dining area and leads to the extended kitchen and dining area that is currently set up with a sitting room. There is access here to the utility and ground floor shower room.

The first floor has four bedrooms and a modern family bathroom.

Located in a popular and sought after residential area, close to local amenities and a short distance to the town.

****Please take a look of the video highlights****

****Could this be your next move? Arrange your visit today****

- **Four Bedroom Detached on a Corner Plot**
- **Spacious Lounge / Diner**
- **Dining or Sitting Area**
- **Shower Room**
- **Freehold**
- **Extended to the Rear**
- **Modern Fitted Kitchen**
- **Utility**
- **Wood Flooring**
- **Council Tax Band: C**

Entrance Hall

A spacious entrance with wood flooring, integrated storage, a central heating radiator and storage. Having a composite style door to the front and access to the garage, double doors leading through into the lounge area.

Lounge / Diner

A spacious lounge / diner to the front aspect with wood flooring, a large window bringing in lots of natural light, central heating radiators and carpeted stairs to the first floor. There is room for a large settee and to the back of the room space for a table.

Kitchen / Diner

A stunning extended kitchen with lovely fresh white decor, the kitchen has a good selection of cabinets with a cream door and drawer fronts and square edge worktop forming part of a breakfast bar, with the benefit of a pop up charging point. with integrated cooking appliances that include and induction hob and oven. White goods include a dishwasher and washing machine, composite style sink with bowl and drainer and a lovely window that looks out the the garden and with access to the utility and ground floor shower room. Part of the extension forms a lovely sitting area that could be used as a dining area, finished with lovely windows and double doors leading out the the garden.

Utility

With the same furniture as in the kitchen along with the fully tiled floor.

Shower Room

The shower is finished in acrylic with integrated mixer shower, vanity style sink with a ceramic bowl and low flush WC.

Bedroom One

To the front aspect with uPVC window, central heating radiator and fitted carpet.

Bedroom Two

To the rear aspect with uPVC window, central heating radiator and fitted carpet.

Bedroom Three

A spacious bedroom to the front aspect with 2 x uPVC windows, a central heating radiator, fitted carpet and fitted wardrobes.

Bedroom Four

To the rear aspect with a central heating radiator, fitted carpet, down lighters and a uPVC window looking out the the rear garden.

Bathroom

With acrylic panels, downlighters, a bath with shower and screen, vanity style sink and close coupled WC.

Garage

Having light and power fitted with an up and over door to the front.

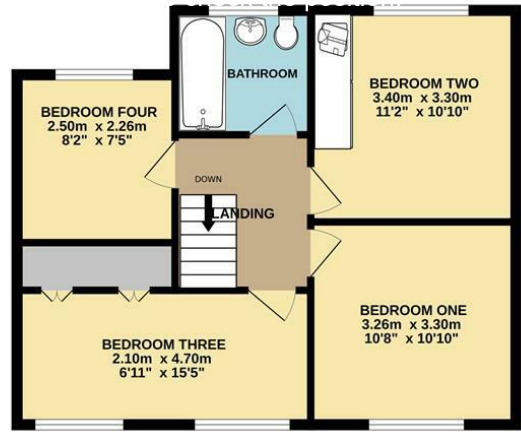
Outside

To the front of the property is a driveway providing off street parking, access to the garage, with a lovely lawn to the front aspect and a gate that leads through to the enclosed garden, with lovely patio stone path, lawn areas and a further patio seating area.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the





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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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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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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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