



High Leys Road, Clowne, Chesterfield, Derbyshire S43 4DG

4 2 1 EPC C

£274,995

PINEWOOD



High Leys Road  
Clowne  
Chesterfield  
Derbyshire  
S43 4DG



£274,995

4 bedrooms  
2 bathrooms  
1 receptions

- SPACIOUS FAMILY HOME
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- BREAKFAST KITCHEN WITH ISLAND
- LARGE CONSERVATORY
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- IDEALLY POSITIONED FOR THE M1 MOTORWAY
- OFF STREET PARKING AND GARAGE
- FREEHOLD
- COUNCIL TAX BAND: D



A TRUE GEM... Nestled in a convenient and popular area of Clowne, with easy access to local amenities, this four-bedroom detached is perfectly suited for growing families or someone needing space. Let's head inside...

Upon entry, you will be greeted by an entrance into the superb kitchen, boasting an island and contemporary grey door and drawer fronts with marble effect worksurfaces with ample space for cooking up those tasty family meals.

The living/dining room is positioned at the rear of the property and has a very spacious feel, with an open plan layout that could make for a great entertaining space.

Just off the lounge is a handy WC / Cloakroom.

The Conservatory looks out over the well-maintained rear garden and is filled with natural light, an ideal feature for those summer days.

The first floor accommodates four bedrooms, the master suite has a lovely Ensuite shower room. Completing the floor is a family bathroom.

Heading outside you will be pleased to encounter a driveway and garage and a superb enclosed rear garden.

#### Kitchen

A well-stocked breakfast kitchen with the benefit of a stylish island, marble effect square edge worktop, contemporary grey door and drawer fronts, a uPVC window to the side aspect, a composite style sink with a swan neck mixer tap, space for an undercounter washing machine. Integrated hob, oven, and extractor with splash back, dishwasher and fridge freezer, a central heating radiator and laminate flooring.

#### Lounge

A very spacious lounge/diner with central heating radiator, laminate flooring, a uPVC window into the conservatory and sliding doors with one uPVC window flanking. The dining area makes a great entertaining space looking into the conservatory.

#### Cloakroom / WC

A great ground floor WC / Cloakroom with pedestal wash basin, central heating radiator, low flush WC and laminate flooring.

#### Conservatory

This conservatory adds a great space to the rear of the property, with a heat shield style pitched roof, uPVC frame sitting on a brick dwarf wall, solid wood flooring with uplighters and French style doors which open to the garden.

#### Master Bedroom

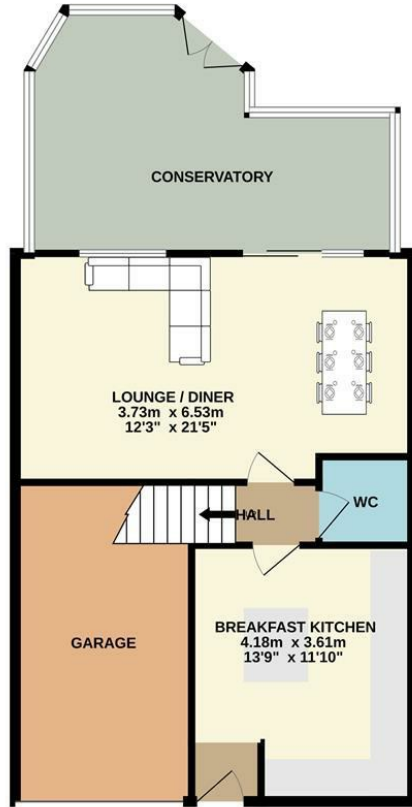
With downlighters, 2 x uPVC windows, 2 x central heating radiators, laminate flooring and access to an Ensuite shower room.

#### Ensuite Shower Room

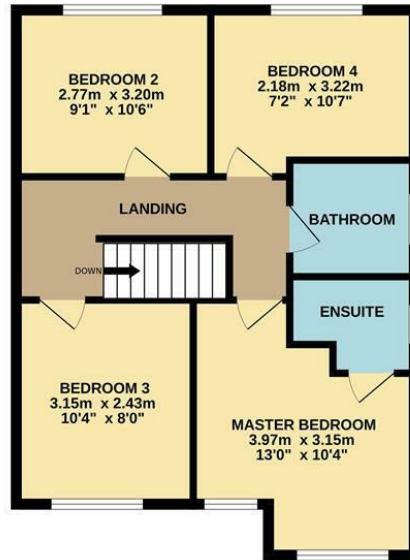
Having a tiled Ensuite with an integrated mixer shower, vanity style porcelain sink unit, low flush WC, uPVC window with opaque glass, radiator and tiled floor.



GROUND FLOOR



1ST 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.  
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**Bedroom Two**

With a uPVC window, central heating radiator and laminate flooring.

**Bedroom Three**

Currently used as a walk in wardrobe, with a uPVC window to the front aspect, central heating radiator and fitted carpet.

**Bedroom Four**

With a uPVC window, central heating radiator and laminate flooring.

**Family Bathroom**

Having a bath tub with panel, acrylic splashback and a mixer shower from the taps, shower screen, laminate flooring, pedestal wash basin, uPVC window and a low flush WC.

**Garage**

A driveway provides standing space for two cars and in turn leads to the garage which is accessed via an up and over door and is equipped with power and lighting, it also houses the gas central heating boiler.

**Outside**

To the rear is stone gravel from the exit of the conservatory doors, sleepers edging the lawn and a raised deck to the rear of the garden.

**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 property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(81-91) A		
(81-91) B			(69-80) B		
(69-80) C	77		(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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