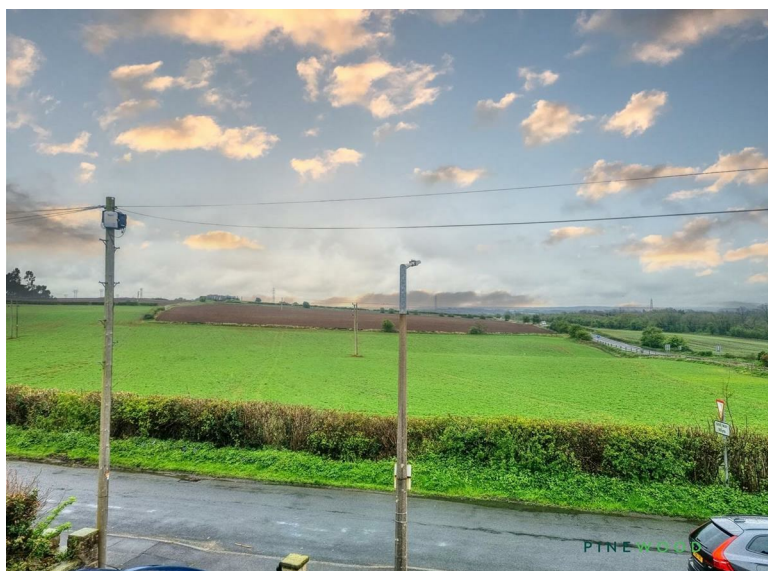


# PINEWOOD



**Gapsick Lane, Clowne, Chesterfield, Derbyshire S43 4AW**

 4  1  2  EPC D

**Offers In The Region Of £350,000**





Welcome to this charming detached house on Gapsick Lane in the picturesque village of Clowne, Chesterfield. This property boasts two spacious reception rooms and a conservatory, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The property features a single bathroom, ideal for busy mornings or unwinding after a long day. With 1,507 sq.ft including the conservatory, garage and outbuilding, there is plenty of room to create the home of your dreams. Parking is made easy with space for two vehicles, ensuring convenience for you and your guests.

This house is ready and waiting for its next owner to make it their own. With gardens at the front and rear, you can enjoy the outdoors and create your own oasis. The rural views surrounding the property add a touch of tranquillity to everyday life.

This standing proud family home offers lots of potential for those looking to add their personal touch and create a space that truly reflects their style and preferences. Don't miss out on the opportunity to own a property with such character and charm.

- FOUR BEDROOM DETACHED
- BEAUTIFUL FACADE
- TWO RECEPTION ROOMS
- TWO WC's + BATHROOM
- FREEHOLD
- OFF STREET PARKING AND GARAGE
- GARDENS FRONT AND REAR
- CONSERVATORY + OUTBUILDING
- GAS BOILER CENTRAL HEATING
- COUNCIL TAX BAND: D

### Porch

7'6" x 6'10" (reducing to 2'2") (2.29 x 2.09 (reducing to 0.67))  
With double doors to the front aspect, a central heating radiator and a door leading into the entrance hall.

### Entrance Hall

A surprisingly wide entrance with tiled floor and a central heating radiator.

### Lounge

18'11" x 11'10" (5.78 x 3.63)  
To the front aspect with a uPVC bow window, two central heating radiators, fitted carpet and double doors that lead through to the conservatory.

### Dining Room

9'10" x 11'10" (3.02 x 3.63)  
To the front aspect with a bow window, central heating radiator, and a handy serving hatch from kitchen.

### Kitchen

8'7" x 11'10" (2.63 x 3.63)  
with a uPVC window to the rear aspect, featuring wood doors and drawer fronts with dark contrasting worktop, stainless steel sink with two bowls and drainer, space for a gas cooker and an undercounter washing machine, a central heating radiator and access to the rear garden.

### WC

With a uPVC window to the rear aspect, central heating radiator, low flush WC, pedestal wash basin with tiled splashback and vinyl flooring.

### Conservatory

13'10" x 10'5" (4.22 x 3.18)  
With glazing looking out to the rear aspect, a central heating radiator and floor boards ready for a new carpet.

### Landing

The landing is just over 2m wide with a bow window looking out to a rural view, with fitted and carpet to the staircase.

### Bedroom One

13'3" x 11'10" (4.06 x 3.63)  
With a uPVC window looking to a rural view, with a central heating radiator and floor boards ready for a new carpet.

### Bedroom Two

10'4" x 11'11" (3.16 x 3.64)  
With a uPVC window looking into the front aspect, a central heating radiator and floorboards ready for a new carpet.

### Bedroom Three

8'5" x 8'10" (2.58 x 2.70)  
With a uPVC window looking out to the rear aspect, a central heating radiator and carpet.

### Bedroom Four

5'4" x 8'11" (1.65 x 2.72)  
To the rear aspect with uPVC window looking over the garden, a central heating radiator and fitted carpet

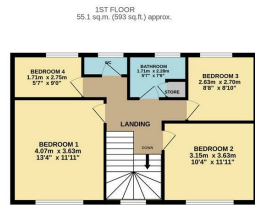
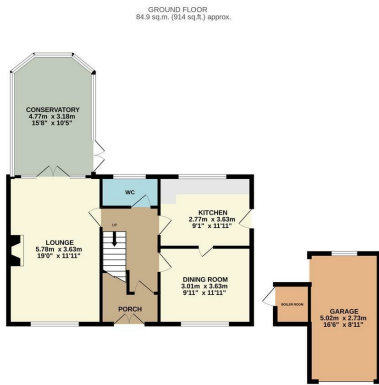
### Bathroom

5'6" x 7'5" (1.68 x 2.28)  
With a uPVC window with opaque glass, a bathtub with tiled splashback and electric shower over, a pedestal wash basin, an airing cupboard and vinyl flooring.









TOTAL FLOOR AREA: 140.0 sq.m. (1507 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The client should always measure and check the actual condition of the property prior to purchase. The information contained herein is for general information only and no guarantee as to their quantity or efficiency can be given.  
 Made with MetreX CAD

## First Floor WC

With low flush WC and uPVC window.

## Garage

With up and over garage door light and power.

## Outside

to the fronts is a lawn area with a dwarf wall and a slab stone walkway leading to the front door. A large garden with patio area to the rear aspect hedges making a enclosed rear garden and then stepping up to a lawn area.

## Outside Boiler room

With a gas boiler central heating system.

## 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.



### 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.

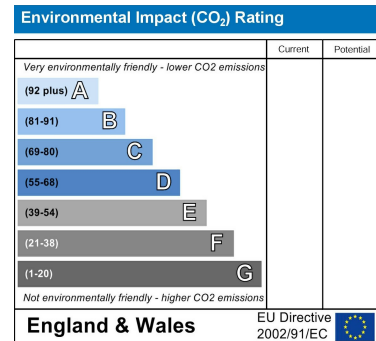
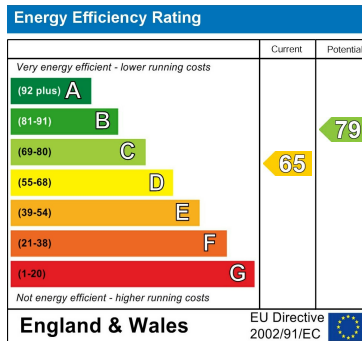
SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any other website



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



PINEWOOD