

# PINEWOOD



**Creswell Road, Clowne, Chesterfield, Derbyshire S43 4LY**

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**Offers In The Region Of £200,000**



**DO NOT MISS OUT... on this delightful semi-detached house located in the village of Clowne, close to local amenities and offered with NO CHAIN.**

One of the highlights of this home is the extended modern kitchen dining area, providing a stylish and functional space for cooking and entertaining. There is a cosy lounge to the front aspect which provides space to unwind. The downstairs WC adds a touch of practicality to this already impressive property.

The first floor provides three inviting bedrooms, offering space for a growing family or those in need of a home office. The family bathroom with three piece suite and shower over bath ensures convenience and comfort for all residents.

Parking will never be an issue with off street parking for up to three vehicles, making having multiple cars a breeze. The large rear garden is a great space for enjoying outdoor activities or simply unwinding after a long day. A large detached garage offers a versatile space for additional storage, a workshop or even a home gym.

Don't miss the opportunity to make this beautiful house your home and enjoy the wonderful features it has to offer.

**TO ARRANGE A VIEWING PLEASE CALL PINWOOD PROPERTIES ON 01246 810519**

- **THREE BEDROOM SEMI DETACHED**
- **LARGE ENCLOSED REAR GARDEN**
- **DOWNSTAIRS WC**
- **GAS CENTRAL HEATING**
- **COUNCIL TAX BAND A**
- **OFF STREET PARKING**
- **EXTENDED MODERN KITCHEN DINER**
- **CLOSE TO LOCAL AMENITIES**
- **UPVC DOUBLE GLAZING**
- **NO CHAIN**

### **Entrance Hallway ,Stairs and Landing**

#### **Lounge**

12'6" x 10'2" (3.83 x 3.12)  
Front facing with uPVC double glazed window.

#### **Kitchen Diner**

14'7" x 19'0" (4.47 x 5.80)  
Rear facing with access to the rear garden. Modern high gloss wall and base units with breakfast bar.

#### **Downstairs WC**

2'5" x 4'7" (0.76 x 1.41)  
With low flush WC and sink.

#### **Bedroom One**

12'8" x 10'4" (3.87 x 3.15)  
Double bedroom with two front facing uPVC double glazed windows.

#### **Bedroom Two**

9'7" x 8'9" (2.94 x 2.69)  
Rear facing bedroom with fitted wardrobes and rear facing uPVC double glazed window.

#### **Bedroom Three**

7'11" x 12'0" (2.42 x 3.67)  
Bedroom with side facing uPVC double glazed window.

### **Bathroom**

8'8" x 5'6" (2.65 x 1.68)  
White three piece suite with corner panel bath and electric shower over bath, low flush WC and sink. Two uPVC double glazed windows

### **Outside**

Driveway for 3 cars and detached garage to the rear.  
Large rear garden with decking, patio and lawn.

### **General Information**

Tenure: FREEHOLD  
Council Tax Band-A  
Gas Central Heating  
uPVC Double Glazing

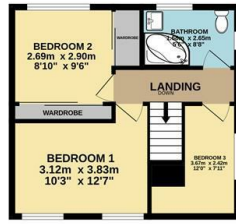
### **Disclaimer**

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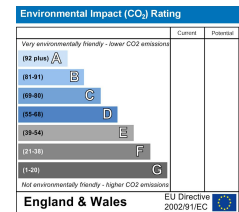
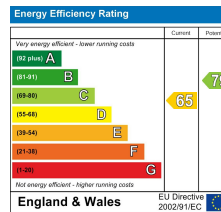
GROUND FLOOR  
64.2 sq.m. (691 sq.ft.) approx.

1ST FLOOR  
35.9 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA: 100.1 sq.m. (1078 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 is given to their operability or efficiency unless so stated. Made with Metropix 2024.



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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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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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