

PINEWOOD



Ringer Lane, Clowne, Chesterfield, Derbyshire S43 4BX

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**Offers In The Region Of
£350,000**



DECEPTIVELY SPACIOUS DORMA BUNGALOW... Located on the charming Ringer Lane in Clowne, Chesterfield, this modern detached bungalow offers a delightful living experience. Boasting a large kitchen diner, three bedrooms, and two bathrooms, this property provides ample space for comfortable living.

As you step inside, you are greeted by a good sized lounge, perfect for relaxing or entertaining guests. The kitchen/diner is a great space, ideal for preparing delicious meals and enjoying them with family and friends. Additionally, the sunroom offers a bright and airy space to unwind and enjoy the natural light.

The master bedroom comes with an ensuite, providing a private retreat within the home. With a total of 1,668 sq ft, this bungalow offers a well-designed layout that caters to both functionality and style.

Parking is made easy with space for three vehicles, ensuring convenience for you and your guests. The enclosed rear garden with locked gate access provides a peaceful and secure outdoor oasis, perfect for enjoying a morning coffee or growing your own vegetables.

Don't miss the opportunity to make this charming property on Ringer Lane your new home and experience the comfort and convenience this bungalow has to offer.

TO BOOK YOUR VIEWING PLEASE CALL PINWOOD PROPERTIES ON 01246 810519

- **DECEPTIVELY SPACIOUS DORMA BUNGALOW**
- **NEUTRAL DECOR THROUGHOUT**
- **COUNCIL TAX BAND- C**
- **GAS CENTRAL HEATING**
- **DRIVEWAY AND GARAGE**
- **FREEHOLD**
- **uPVC DOUBLE GLAZING**
- **POPULAR RESIDENTIAL LOCATION**

Entrance Hall

Entering through a composite front door into a bright entrance hallway with staircase to the first floor and access to the downstairs rooms. There is neutral decor and wooden flooring.

Lounge

13'7" x 15'3" (4.16 x 4.65)

The front facing lounge has a large bay window flooding light into the room. There is neutral decor, wooden flooring and a central heating radiator.

WC

2'9" x 8'3" (0.84 x 2.53)

A very practical downstairs WC built into under the stairs offering a low flush WC and sink. There is neutral decor, tiled flooring and central heating radiator.

Store

2'9" x 3'5" (0.84 x 1.06)

A useful store cupboard in the hallway offering a perfect cloakroom for coats and shoes.

Kitchen Diner

30'10" x 12'2" (9.4 x 3.73)

The very spacious kitchen diner is situated to the rear of the property with two uPVC windows overlooking the garden. There are cream shaker style wall and base units with wooden block style worktops. The property offers an integrated dishwasher, oven, hob and extractor and space for a large dining table. There is neutral decor and tiled flooring.

Access to integral garage can be obtained via the kitchen and there are double uPVC patio doors leading into the large rear sun room.

Sun Room

20'8" x 10'9" (6.3 x 3.3)

The generous sized sun room provides a lovely and very practical additional room to the rear of the property. There are uPVC windows to the full width showcasing views over the garden and creating lots of natural light. A sliding door to the side aspect gives access out into the enclosed rear garden.

Bedroom One

The good sized master bedroom has dual aspect windows, a large uPVC to the front and a Velux to the rear. It benefits from neutral decor, carpet and a central heating radiator.

Ensuite

7'2" x 6'4" (2.2 x 1.94)

The well proportioned ensuite off the master bedroom provides a corner shower, low flush WC, sink with vanity unit and heated chrome towel rail. It has neutral decor, tiled flooring and a Velux window.

Bedroom Two

9'6" x 11'6" (2.92 x 3.53)

The front facing double bedroom has a large uPVC double glazed window, neutral decor, carpet and a central heating radiator.

Bedroom Three

13'8" x 7'6" (4.19 x 2.30)

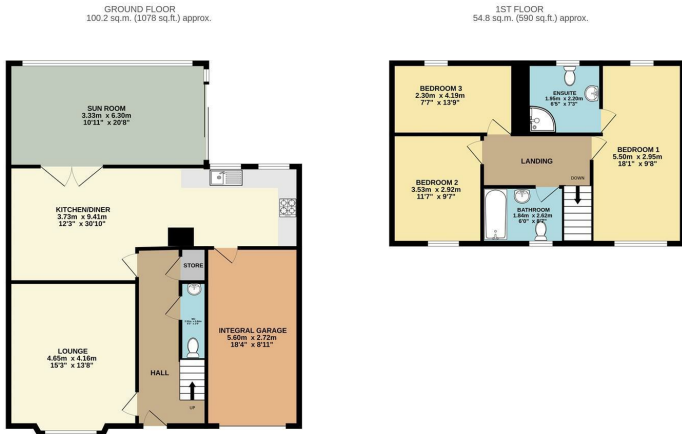
The rear facing bedroom has a Velux window, neutral decor, carpet and a central heating radiator.

Bathroom

8'3" x 6'0" (2.52 x 1.84)

The family bathroom offers a white three piece suite with panelled bath, low flush WC and pedestal sink. It has a Velux window, neutral decor and tiled flooring.





TOTAL FLOOR AREA: 155.0 sq.m (3669 sq.ft.) approx.
 Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for illustrative purposes only and should be used as such for any prospective purchase. The correct system and appliances shown have not been tested and no guarantee is given for their quantity or efficiency, save for green.
 Made with Hectag CC24

Integral Garage

8'11" x 18'4" (2.72 x 5.60)

This good sized integral garage can be accessed via an up and over manual garage door or from inside via the kitchen. It offers lighting and can be used for a vehicle or additional storage.

Outside

To the front of the property is a driveway for 2-3 cars and access to the garage along with a front garden area. To the rear is a large enclosed garden with patio area, lawn, raised vegetable beds and established borders. There is a good sized shed and a greenhouse

General Information

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

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

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.

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