

PINEWOOD



Brook Lane, Clowne, Chesterfield, Derbyshire S43 4RR

 4  3  2  EPC C

£250,000



OFFERED WITH NO CHAIN...is this three storey four bedroom detached property in Clowne, Chesterfield. This detached house is a true gem waiting to be discovered spread across a generous 1,480 sq ft, it offers ample space for comfortable living.

As you step inside, you'll be greeted by a large entrance hall giving access to the garage and the ground floor bedroom with ensuite shower room and views over the rear garden. The first floor has a lovely modern fitted kitchen/diner, perfect for whipping up culinary delights and hosting gatherings. The spacious lounge is a tranquil retreat, complete with a Juliette balcony that invites in plenty of natural light, creating a warm and inviting ambiance. To the second floor are three further bedrooms, one with an ensuite and also a separate family bathroom.

One of the standout features of this property is its three-storey layout, providing a sense of privacy and separation between living spaces. Outside, a patio area with sun canopies awaits for al fresco dining and relaxation, complemented by the convenience of artificial grass that requires minimal maintenance.

With parking available for two vehicles, this home effortlessly combines style, comfort, and practicality.

**Don't miss the opportunity to make this delightful property your own.
TO ARRANGE YOUR VIEWING, PLEASE CALL PINWOOD PROPERTIES ON 01246 810519.**

- NO CHAIN
- DRIVEWAY and GARAGE
- TWO BEDROOMS WITH ENSUITES
- CUL DE SAC LOCATION
- COUNCIL TAX BAND: D
- FOUR BEDROOM DETACHED PROPERTY
- ACCOMODATION OVER THREE FLOORS
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- uPVC DOUBLE GLAZING and GAS CENTRAL HEATING

Entrance Hallway

A composite door leading into a large hallway giving access to the staircase, all ground floor rooms and garage.

Ground Bedroom 4 with En Suite

Situated at the rear of the property with uPVC French doors to the rear garden. Neutral decor, new vinyl and central heating radiator. There is an Ensuite bathroom with electric shower, low flush WC and sink.

Lounge (First Floor)

Situated on the first floor to the rear of the property with uPVC French doors and Juliet balcony. Neutral painted decor, carpet and central heating radiator.

Kitchen Diner (First Floor)

An open plan kitchen and dining room situated on the first floor. It can be accessed through panelled doors in the lounge or via the first floor landing. It offers wall and base units with soft close drawers and contrasting worktop along with a one and a half bowl sink with mixer tap. There is an integrated gas hob/electric oven and extractor fan as well as an integrated fridge/freezer and dishwasher. Neutral decor, tiled flooring and a rear facing uPVC double glazed window.

WC (First Floor)

with a low flush WC and sink.

Bedroom One

Located on the second floor this rear facing double bedroom has neutral painted decor, carpet, uPVC double glazed window, and central heating radiator.

Bedroom Two with En Suite

Located on the second floor this is a double bedroom with neutral decor, carpet, a large uPVC double glazed window and central heating radiator. There is the added bonus of another ensuite shower room with an electric shower, low flush WC and sink.

Bedroom Three

This single bedroom is on the second floor. It features neutral painted decor, carpet, a sky light and a central heating radiator.

Family Bathroom

Located on the second floor the family bathroom offers a three piece suite with panelled bath, electric shower over bath, low flush WC and pedestal sink. There is neutral painted decor and part tiled.

Rear Garden

A recently renovated fully enclosed rear garden with artificial grass, ceramic paving area and sun canopies. Fully fenced with gated access.

Garage

The integral garage can be accessed from the front of the property via an up and over garage door or through an internal door in off the hallway. It benefits from power and water supply along with plumbing for a washing machine.

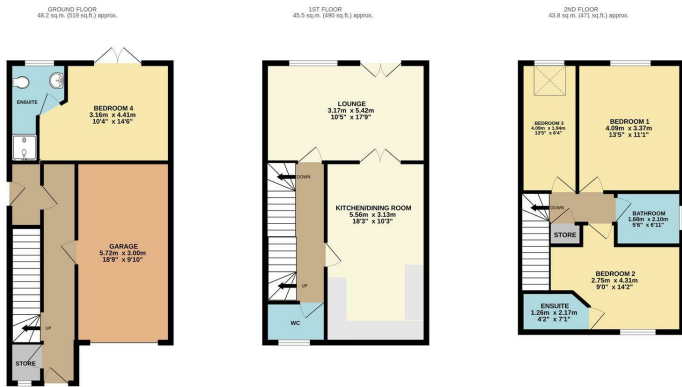
General Information

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

Disclaimer

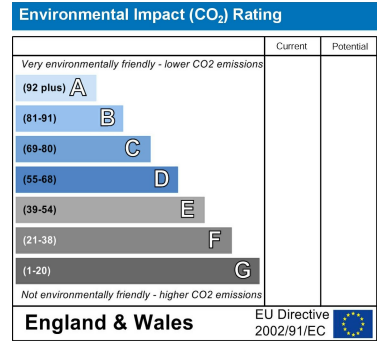
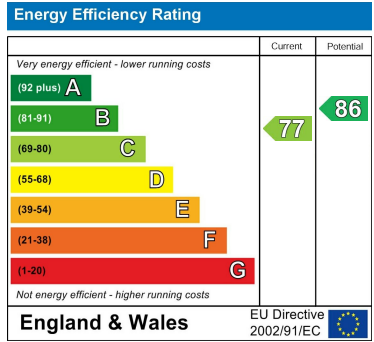
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TOTAL FLOOR AREA: 137.5 sq.m (1480 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as a guide only for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition.



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