

PINEWOOD



Thoresby Avenue, Clowne, Chesterfield, S43 4SW

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£800 Per Month



Welcome to Thoresby Avenue, Clowne, - a TWO BEDROOM bungalow that could be your next home. If you're a car owner, you'll be pleased to know that there's parking available for up to three vehicles - a rare find in many properties.

Step inside this lovely property and you will find neutral decor and new carpets throughout. The property offers a kitchen with a range of wall and base units, an integrated gas hob and electric oven along with space for a freestanding fridge freezer and plumbing for a washing machine. There is a good size lounge with fireplace and a newly renovated modern shower room. The property benefits from one large rear facing bedroom overlooking the garden and one smaller bedroom which also gives access to the conservatory.

One of the highlights of this property is the enclosed rear garden, providing a private outdoor space for you to unwind or entertain friends and family.

Whether you're looking for a peaceful retreat or a cosy abode to call home, this bungalow offers the perfect blend of comfort and convenience.

****If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information****

- DETACHED BUNGALOW
- OFF ROAD PARKING, CAR PORT & GARAGE
- FITTED KITCHEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES AND M1 JUNCTION 30
- TWO BEDROOMS
- SPACIOUS LOUNGE
- CONSERVATORY
- COUNCIL TAX BAND B
- BOND-£923

ACCOMMODATION

Entrance is gained through the side upvc double glazed entrance door into the;

ENTRANCE HALL

Entering through a side uPVC door into hallway with painted decor and new carpet. There is a built-in storage cupboard and access to the loft space.

LOUNGE

15'10" x 10'11" (4.85m x 3.34)

A large bright front facing room featuring a wooden fire surround with marble back and hearth inset to which is a living flame gas fire. Painted decor with dado rail, new carpet, central heating radiator and uPVC double glazed window.

KITCHEN

8'8" x 6'8" (2.66m x 2.04m)

Fitted with a range of wall and base units in wood and marble effect work surfaces inset to which is a stainless steel sink with mixer tap. Also fitted with an integrated four ring gas hob with extractor above and single electric oven below. There is plumbing for a washing machine, tiled splash backs, a tiled effect laminate floor and a uPVC double glazed window viewing to the front of the property.

BEDROOM ONE

11'5" x 10'11" (3.50m x 3.33m)

A rear facing double bedroom with neutral painted decor, new carpet, a central heating radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM TWO

8'10" x 8'4" (2.70m x 2.56m)

A rear facing bedroom with neutral painted decor, new carpet, a central heating radiator and a uPVC door leading into the conservatory.

CONSERVATORY

7'11" x 7'6" (2.43m x 2.31m)

Being of uPVC construction with double glazed windows to the top and solid panelling to the bottom and a single uPVC double glazed door opening to the rear garden.

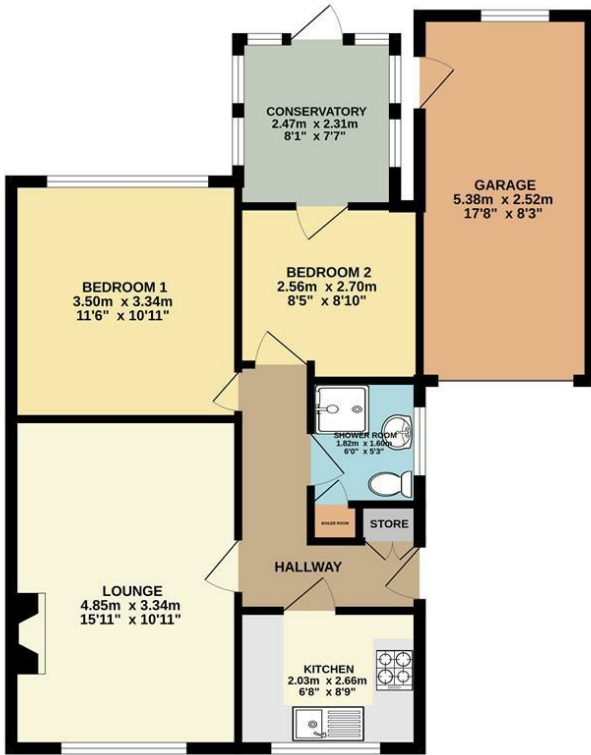
BATHROOM

5'11" x 5'3" (1.81m x 1.62m)

A fully tiled shower room, fitted in white comprising of a walk in shower, a wash hand basin with vanity unit and a low flush toilet. Also fitted is a chrome central heated towel rail, a built-in storage cupboard housing the Ariston combination boiler and a uPVC double glazed window with obscured glazing.



GROUND FLOOR
67.9 sq.m. (731 sq.ft.) approx.



TOTAL FLOOR AREA: 67.9 sq.m. (731 sq.ft.) approx.

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.



GARAGE

17'7" x 8'3" (5.38m x 2.52m)

Having an up and over door to the front, power, lighting and a cold water tap within, a side door and a window viewing to the rear.

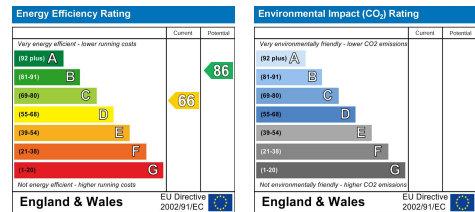
OUTSIDE

To the front of the property is a lawned garden and paved driveway leading to wrought iron gates that open to the carport and garage.

To the rear of the property is a fully enclosed lawned garden with paved patio areas

OTHER INFORMATION

The Property is Leasehold and has a lease term of (TBA) remaining in 2023. There is an annual Ground Rent payable of £30 in 2023



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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