

# PINEWOOD



Chestnut Drive, Clowne, Chesterfield, Derbyshire S43 4JG



Offers In The Region Of £170,000



Welcome to Chestnut Drive, Clowne, Chesterfield - a charming detached bungalow with great potential! This property boasts a cosy reception room, two bedrooms and a bathroom, offering a comfortable living space. With 572 sq ft of space, there's plenty of room to make this bungalow your own.

Situated in a peaceful location, this property provides a serene environment for you to relax and unwind. The convenience of parking for one vehicle ensures that you'll never have to worry about finding a spot after a long day.

Although this bungalow is in need of some refurbishment, it presents a fantastic opportunity to create the home of your dreams. The UPVC windows and gas boiler central heating are valuable features that provide a good foundation for any renovation work you may wish to undertake.

Don't miss out on the chance to transform this bungalow into a beautiful and inviting space that you'll be proud to call home. Embrace the potential of Chestnut Drive and make your mark on this delightful property in Clowne, Chesterfield.

- DETACHED BUNGALOW
- SPACIOUS LOUNGE
- UPVC WINDOWS APART FROM ONE WINDOW
- REAR GARDEN
- NO UPWARD CHAIN
- TWO BEDROOMS
- GAS BOILER CENTRAL HEATING
- OFF STREET PARKING
- REFURBISHMENT OPPORTUNITY
- TENURE: FREEHOLD - COUNCIL TAX BAND: B

### Entrance Hall

Having a uPVC door to the side aspect.

### Lounge

14'10" x 11'0" (4.53 x 3.36)

With a box bay window to the front aspect, dual aspect uPVC windows, a central heating radiator, live inset gas fire and carpet flooring.

### Kitchen

12'9" x 8'9" (3.89 x 2.67)

In need of modernisation, some base and wall units, a stainless steel sink and drainer, dual aspect uPVC windows, a central heating radiator, a free standing cooker with tiled splash back and carpet.

### Bedroom One

12'0" x 8'10" (3.67 x 2.70)

The only room with a single glazed wooden window, central heating radiator and carpet.

### Bedroom Two

9'9" x 10'11" (2.98 x 3.35)

With uPVC window, central heating radiator and carpet.

### Shower Room

10'4" x 5'7" (3.15 x 1.71)

In need of some updating, having a shower cubicle and electric shower, pedestal wash basin, low flush WC, vinyl flooring and a central heating radiator.

### Outside

A good size rear garden that is not overlooked and a drive for off road parking at the side aspect.

### 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.



GROUND FLOOR  
53.1 sq.m. (572 sq.ft.) approx.



TOTAL FLOOR AREA: 53.1 sq.m. (572 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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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