



Ash Tree Road, Clowne, Chesterfield, S43 4UH

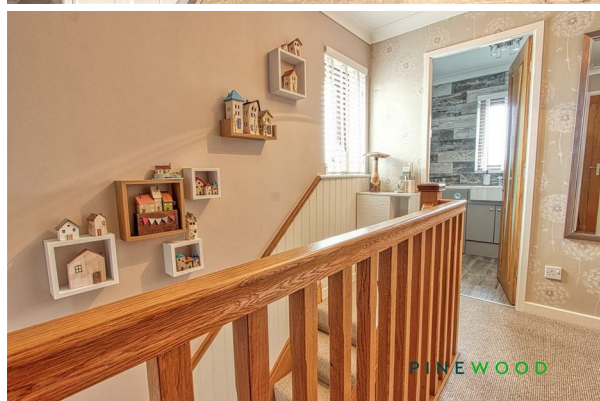
- 3 (bed icon)
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Offers In The Region Of £275,000

P I N E W O O D



# Ash Tree Road Clowne Chesterfield S43 4UH



Offers In The Region Of  
£275,000

3 bedrooms  
1 bathroom  
2 receptions

- THREE BEDROOM DETACHED
- FRONT ASPECT LOUNGE
- SPACIOUS KITCHEN / DINER
- CONSERVATORY
- MODERN GROUND FLOOR WC
- OAK VANEER DOORS
- GARAGE / UTILITY
- MANICURED GARDEN
- DRIVEWAY AND GARAGE
- FREEHOLD - COUNCIL TAX BAND:C



Nestled in the charming Ash Tree Road, Clowne, Chesterfield, this detached house is a true gem waiting to be discovered. Boasting 2 reception rooms, 3 bedrooms, a conservatory, 1 family bathroom and a ground floor WC across 1,135 sq ft, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by a well-presented interior that is a true credit to the owners, every detail considered. The practical kitchen/diner is perfect for whipping up delicious meals and hosting gatherings with loved ones. The addition of a conservatory provides a lovely space to relax and enjoy the natural light all year round.

Outside, the manicured gardens are a sight to behold, offering a tranquil retreat where you can unwind after a long day. With parking available for 2 vehicles, convenience is at your doorstep. The garage has the benefit of an electric shutter door and has been partitioned to make a workshop / storage and utility. This could be easily reversed.

Situated in a peaceful cul-de-sac location, this property offers a serene environment for you to call home. Don't miss the opportunity to make this delightful house your own and experience the joys of comfortable living in a beautiful setting.

#### ENTRANCE HALL

Enter through a composite door to the entrance hall, with laminate flooring, a central heating radiator and giving access to the stairs and the ground floor rooms.

#### GROUND FLOOR WC

3'2" x 5'5" (0.97 x 1.67)

Beautifully modern with an oak veneer door, partly tiled with a close coupled WC, a compact vanity sink unit with a monoblock mixer tap, a central heating radiator and a uPVC window with opaque glass.

#### LOUNGE

10'8" x 14'0" (3.26 x 4.29)

Through an oak veneer door to the lovely lounge, with a front aspect uPVC box window, a central heating radiator and a live inset gas fire with surround and a plush fitted carpet,

#### KITCHEN / DINING ROOM

22'3" x 9'0" (6.79 x 2.76)

A beautiful extended and practical kitchen / diner with shaker style door and drawer fronts finished with square edge worktop and tiled splash backs. With an integrated tall boy style fridge / freezer, double oven, microwave and an induction hob with tiled splash back, extractor and a composite sink and drainer. There are dual aspect windows here catching a lovely view of the garden, the worktop finishes into a breakfast bar. The laminate flooring continues into the dining area with a lovely feature downlighter, a central heating radiator, a decorative vertical radiator and double doors that open into the conservatory.

#### CONSERVATORY

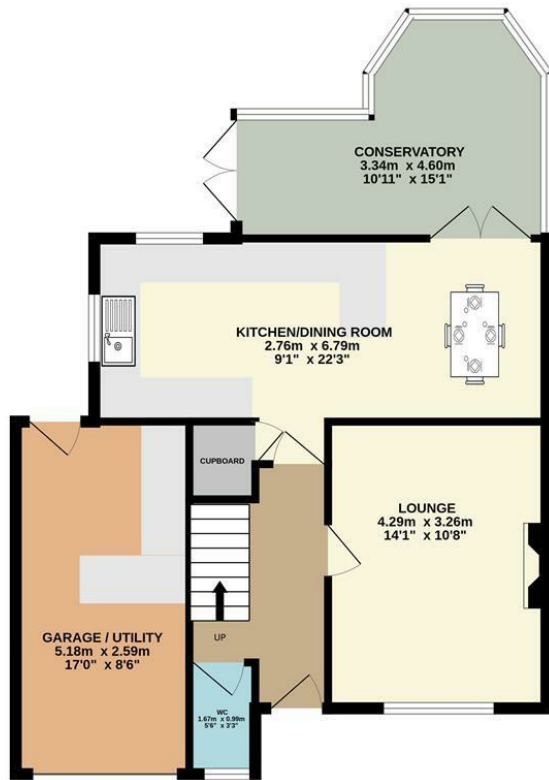
A woodgrain uPVC frame sat on a dwarf wall, having a central heating radiator and electric underfloor heating. With downlighters and double doors that open to the garden.

#### BEDROOM ONE

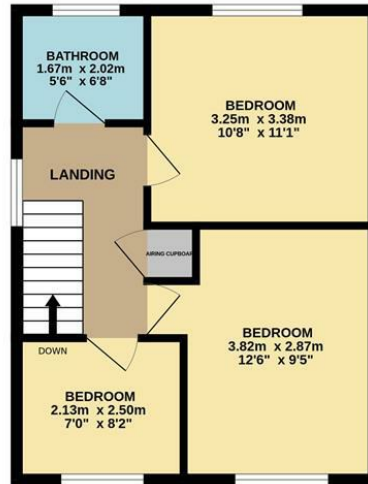
With a uPVC window, central heating radiator and fitted carpet.



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



1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA: 105.5 sq.m. (1135 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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### BEDROOM TWO

With a uPVC window, central heating radiator and fitted carpet.

### BEDROOM THREE

A single bedroom with a uPVC window, central heating radiator and fitted carpet.

### FAMILY BATHROOM

Through an oak veneer door to the stunning bathroom that is partly tiled and having a bath tub with an electric shower and screen, a vanity sink unit and a close coupled WC, a uPVC window with opaque glass, a towel radiator and a fully tiled floor.

### GARAGE / UTILITY

With electric roller door, current partitioned to make a utility room and storage/workshop.

### OUTSIDE

There are so many features to the outside, viewing is highly recommended. With a lovely block paved driveway with integrated lighting and a low maintenance patio stone gravel walkway with gates to both sides of the property giving access to the manicured garden. The outside space is spectacular with different areas around the garden, with a raised deck, laid lawn, patio stone seating area and sleeper planting boarders making a lovely and tranquil outside space to enjoy.

### 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		81	(81-91) A
(81-91) B			(69-80) B
(69-80) C	69		(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(11-20) F
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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

PINEWOOD

