

PINEWOOD



Northfields, Clowne, Chesterfield, Derbyshire S43 4BA

 3  1  1  EPC D

£205,000



Extended 3-Bedroom Semi-Detached Home with Conservatory in Clowne, Chesterfield (S43)

Perfect for first-time buyers or a growing family, this beautifully extended 3-bedroom semi-detached home offers a blend of modern living and convenience. Located in the desirable town of Clowne, Chesterfield, this property boasts excellent access to local amenities, schools, and transport links.

Key Features:

Having three spacious bedrooms, ideal for a family or home office setup, a modern and practical fitted kitchen with space for appliances and ample storage, a bright and airy conservatory, perfect for entertaining or relaxing, off-road parking with a detached garage for added convenience.

A well-maintained, and enclosed rear garden—ideal for children and pets, situated in a quiet, family-friendly area.

This charming home has been thoughtfully extended to provide extra living space, while maintaining a cozy and welcoming feel. With its practical layout and modern updates, this property is move-in ready and ideal for those looking to make the first step on the property ladder or expand their living space.

Viewings are highly recommended to fully appreciate all that this home has to offer. Please call **PINEWOOD PROPERTIES** to arrange a viewing.

- Extended 3 bedroom semi-detached house
- Entrance hall, through lounge/diner, kitchen, conservatory
- Gardens to the front and rear
- Ideal for local amenities and schools
- Off street parking and garage to the rear
- Popular residential area
- GCH and uPVC double glazing
- Offered with NO CHAIN
- Council Tax Band- B
- Ideal starter or family home

Entrance Hall

Lounge

13'6" x 11'8" (4.14 x 3.56)

Dining room

10'3" x 8'0" (3.16 x 2.45)

Kitchen

17'1" x 6'11" (5.21 x 2.13)

Conservatory

12'2" x 6'2" (3.73 x 1.90)

Bedroom One

12'1" x 8'11" (3.69 x 2.74)

Bedroom Two

10'4" x 8'11" (3.16 x 2.74)

Bedroom Three

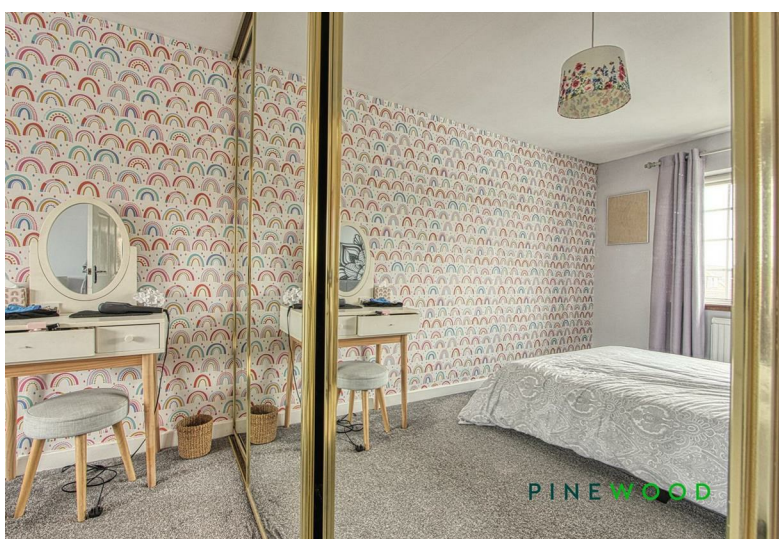
9'0" x 6'11" (2.76 x 2.13)

Bathroom

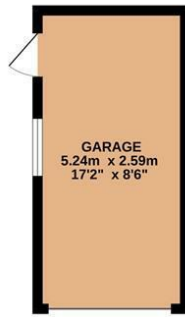
6'1" x 6'0" (1.86 x 1.83)

Disclaimer

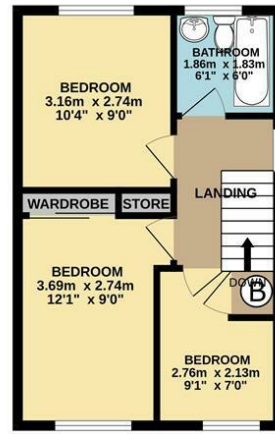
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



GROUND FLOOR
58.0 sq.m. (624 sq.ft.) approx.



1ST FLOOR
33.4 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA : 91.4 sq.m. (983 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) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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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

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