

PINEWOOD



Bentinck Drive, Clowne, Chesterfield, Derbyshire S43 4SS

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**Offers In The Region Of
£260,000**



A GENEROUSLY PROPORTIONED BUNGALOW... Welcome to this charming generous **THREE** bedroom detached bungalow located on Bentinck Drive in the village of Clowne, Chesterfield. Offered with **NO CHAIN** and located at the head of a cul de sac, the property occupies a generous corner plot, perfect for those looking to move into a bungalow but still keep ample space both inside and out.

Entering the property into a modern fitted kitchen with plenty of useful storage and benefiting from integrated oven, hob and fridge freezer, along with space for a dishwasher and washing machine. There are two good size reception rooms linked together through a feature archway. The rear lounge has a feature fireplace with electric fire and dual aspect patio doors leading out to the garden.

Bedroom one is a good size double bedroom with the added bonus of a modern en suite shower room. Bedroom two is a generous double bedroom with fitted wardrobes and storage and the third bedroom is an ample size single. The property also has a modern family bathroom comprising of a white suite with a bath, pedestal sink and WC.

Outside there is a single garage with electric roller door and also an outdoor utility room with power. To the front of the property is driveway parking for 3-4 cars.

One of the standout features of this home is the large garden, perfect for those who enjoy outdoor activities or simply relaxing in the fresh air.

This property must be seen to be appreciated. Whether you're looking for a family home or a peaceful downsized retreat, this detached bungalow on Bentinck Drive offers a wonderful opportunity to create your own perfect home.

- **THREE BEDROOM DETACHED BUNGALOW**
- **DRIVEWAY PARKING FOR 3-4 CARS**
- **LARGE FULLY ENCLOSED REAR GARDEN**
- **CUL DE SAC LOCATION**
- **POPULAR RESIDENTIAL LOCATION - CLOSE TO LOCAL AMENITIES**
- **GARAGE WITH ELECTRIC ROLLER DOOR**
- **NO CHAIN**
- **TWO BATHROOMS**
- **LOUNGE WITH PATIO DOORS OUT TO THE REAR GARDEN**
- **COUNCIL TAX BAND-C**

KITCHEN

10'4" x 7'11" (3.15 x 2.42)

Entering through a side facing uPVC door into a modern kitchen with cream high gloss wall and base units with contrasting worktop and splash back. A 1.5 chrome sink with drainer and chrome mixer tap, integrated fridge freezer, oven, hob and extractor. Space a free standing dishwasher and washing machine. A front facing uPVC double glazed window and a central heating radiator.

DINING ROOM

10'1" x 15'10" (3.08 x 4.85)

A large family dining room which could be used as a second lounge. Archway through into the rear facing lounge. With painted paper decor, carpet, two central heating radiators and a side a facing uPVC double glazed window.

LOUNGE

12'2" x 15'10" (3.71 x 4.85)

A generous rear facing lounge with feature fireplace and electric fire and two sets of uPVC patio doors leading out to the rear garden. With painted paper decor, carpet and two central heating radiators.

BEDROOM ONE

7'0" x 12'11" (2.15 x 3.96)

A front facing double bedroom benefiting from an ensuite shower room. There are also two built-in wardrobes. With painted paper decor, carpet, a central heating radiator and a uPVC double glazed window.

EN SUITE SHOWER ROOM

7'0" x 6'3" (2.15 x 1.93)

A good size en suite shower room comprising of a walk in shower cubicle with electric mixer shower, a low flush WC and a ceramic sink set into a vanity unit. With acrylic boarded walls, lino

flooring, recess spotlights, a front facing uPVC double glazed window with frosted glass and a wall mounted chrome towel rail.

BEDROOM TWO

10'4" x 13'0" (3.17 x 3.97)

A generous double bedroom with large built-in wardrobes and storage around the bed. With painted paper decor, carpet, a central heating radiator and a rear facing uPVC double glazed window.

BEDROOM THREE

10'8" x 8'0" (3.26 x 2.45)

A good size front facing single bedroom with painted paper decor, carpet, a central heating radiator and a uPVC double glazed window.

BATHROOM

10'5"x 6'5" (3.18x 1.96)

A modern white bathroom comprising of a paneled bath with mixer shower attachment, a low flush WC and a pedestal sink. With acrylic boarding to the walls, lino flooring, recess spotlights, a central heating radiator and a uPVC double glazed window with frosted glass. Also benefits from a built-in store cupboard.

GARAGE

17'9" x 8'6" (5.43 x 2.61)

A single garage with electric roller door. Benefitting from lighting and power.

UTILITY ROOM

9'4" x 5'11" (2.86 x 1.81)

An outside utility room with lighting and power.

OUTSIDE

To the front of the property is driveway for three/four cars.



To the rear is a generous garden, which is mainly laid to lawn with mature borders and a seating area. Also benefiting from a large rear patio which is in need of some clearing to reveal its true size and potential.

GENERAL INFORMATION

Tenure: LEASEHOLD
Council Tax Band-C
Gas Central Heating
uPVC Double Glazing

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
104.7 sq.m. (1127 sq.ft.) approx.



TOTAL FLOOR AREA: 104.7 sq.m. (1127 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown are for information only and no guarantee as to their operability or efficiency can be given.
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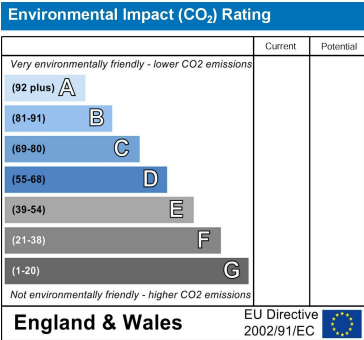
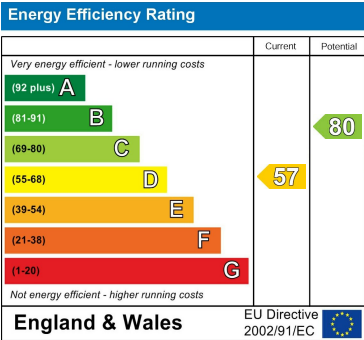
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FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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