

# PINEWOOD



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**Ringer Lane, Clowne, Chesterfield, Derbyshire S43 4BX**



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**Offers In The Region Of  
£325,000**



**DECEPTIVELY SPACIOUS DORMA BUNGALOW...**Located on the charming Ringer Lane in Clowne, Chesterfield, this modern detached bungalow offers a delightful living experience. Boasting a large kitchen diner, three bedrooms, and two bathrooms, this property provides ample space for comfortable living.

As you step inside, you are greeted by a good sized lounge, perfect for relaxing or entertaining guests. The kitchen/diner is a great space, ideal for preparing delicious meals and enjoying them with family and friends.

Additionally, the sunroom offers a bright and airy space to unwind and enjoy the natural light.

The master bedroom comes with an ensuite, providing a private retreat within the home. With a total of 1,668 sq ft, this bungalow offers a well-designed layout that caters to both functionality and style.

Parking is made easy with space for three vehicles, ensuring convenience for you and your guests. The enclosed rear garden with locked gate access provides a peaceful and secure outdoor oasis, perfect for enjoying a morning coffee or growing your own vegetables.

Don't miss the opportunity to make this charming property on Ringer Lane your new home and experience the comfort and convenience this bungalow has to offer.

TO BOOK YOUR VIEWING PLEASE CALL PINEWOOD PROPERTIES ON 01246 810519

- DECEPTIVELY SPACIOUS DORMA BUNGALOW
- NEUTRAL DECOR THROUGHOUT
- COUNCIL TAX BAND- C
- GAS CENTRAL HEATING

- DRIVEWAY AND GARAGE
- FREEHOLD
- uPVC DOUBLE GLAZING
- POPULAR RESIDENTIAL LOCATION

#### **Entrance Hall**

Entering through a composite front door into a bright entrance hallway with staircase to the first floor and access to the downstairs rooms. There is neutral decor and wooden flooring.

#### **Lounge**

13'7" x 15'3" (4.16 x 4.65)

The front facing lounge has a large bay window flooding light into the room. There is neutral decor, wooden flooring and a central heating radiator.

#### **WC**

2'9" x 8'3" (0.84 x 2.53)

A very practical downstairs WC built into under the stairs offering a low flush WC and sink. There is neutral decor, tiled flooring and central heating radiator.

#### **Store**

2'9" x 3'5" (0.84 x 1.06)

A useful store cupboard in the hallway offering a perfect cloakroom for coats and shoes.

#### **Kitchen Diner**

30'10" x 12'2" (9.4 x 3.73)

The very spacious kitchen diner is situated to the rear of the property with two uPVC windows overlooking the garden. There are cream shaker style wall and base units with wooden block style worktops. The property offers an integrated dishwasher, oven, hob and extractor and space for a large dining table. There is neutral decor and tiled flooring.

Access to integral garage can be obtained via the kitchen and there are double uPVC patio doors leading into the large rear sun room.

#### **Sun Room**

20'8" x 10'9" (6.3 x 3.3)

The generous sized sun room provides a lovely and very practical additional room to the rear of the property. There are uPVC windows to the full width showcasing views over the garden and creating lots of natural light. A sliding door to the side aspect gives access out into the enclosed rear garden.

#### **Bedroom One**

The good sized master bedroom has dual aspect windows, a large uPVC to the front and a Velux to the rear. It benefits from neutral decor, carpet and a central heating radiator.

#### **Ensuite**

7'2" x 6'4" (2.2 x 1.94)

The well proportioned ensuite off the master bedroom provides a corner shower, low flush WC, sink with vanity unit and heated chrome towel rail. It has neutral decor, tiled flooring and a Velux window.

#### **Bedroom Two**

9'6" x 11'6" (2.92 x 3.53)

The front facing double bedroom has a large uPVC double glazed window, neutral decor, carpet and a central heating radiator.

#### **Bedroom Three**

13'8" x 7'6" (4.19 x 2.30)

The rear facing bedroom has a Velux window, neutral decor, carpet and a central heating radiator.

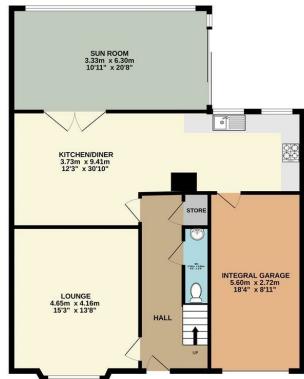
#### **Bathroom**

8'3" x 6'0" (2.52 x 1.84)

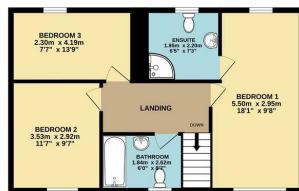
The family bathroom offers a white three piece suite with panelled bath, low flush WC and pedestal sink. It has a Velux window, neutral decor and tiled flooring



GROUND FLOOR  
100.2 sq.m. (1078 sq.ft.) approx.



1ST FLOOR  
54.8 sq.m. (590 sq.ft.) approx.



TOTAL FLOOR AREA - 155.0 sq.m. (1689 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The measurements do not include any areas which have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Mode will change 0/204

## Integral Garage

8'11" x 18'4" (2.72 x 5.60)

This good sized integral garage can be accessed via an up and over manual garage door or from inside via the kitchen. It offers lighting and can be used for a vehicle or additional storage.

## Outside

To the front of the property is a driveway for 2-3 cars and access to the garage along with a front garden area. To the rear is a large enclosed garden with patio area, lawn, raised vegetable beds and established borders. There is a good sized shed and a greenhouse

## General Information

Tenure: FREEHOLD

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.



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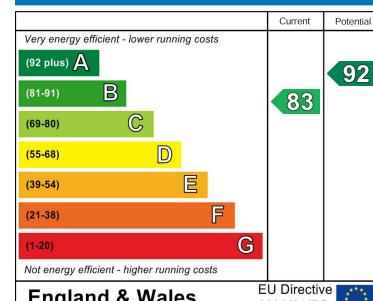
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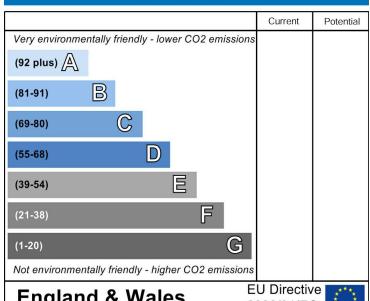
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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 Holwell Street,  
Chesterfield, S41 7SA  
01246 221039



**ESTAS**  
WINNER



The Property  
Ombudsman  
WINNER

CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



**PINEWOOD**