



Wilson Avenue, Clowne, Chesterfield, S43 4NH

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Offers In The Region Of
£100,000

PINEWOOD



Wilson Avenue Clowne Chesterfield S43 4NH



Offers In The Region

- 01223 300000
- 3 bedrooms
 - 1 bathroom
 - 1 reception
- Three Bedroom Semi-Detached
 - Spacious Lounge
 - Modern Dining Kitchen
 - Three Well-Proportioned Bedrooms
 - Generous Front Exterior
 - Large Rear Garden
 - Detached Garage
 - Large Free Standing Shed
 - Freehold
 - Council Tax Band A





Welcome to this charming semi-detached house located on Wilson Avenue in the desirable area of Clowne, Chesterfield. This delightful property boasts a generous living space of 1,027 square feet, making it an ideal family home.

Upon entering, you will find a welcoming reception room that offers a comfortable area for relaxation and entertaining. The spacious dining kitchen is a standout feature, providing ample room for family meals and gatherings. This area is perfect for those who enjoy cooking and socialising, with plenty of space to create your culinary masterpieces.

The property comprises of three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring easy access for all family members.

One of the notable advantages of this home is the potential for development, particularly with the utility space available. This presents an excellent opportunity for those looking to personalise the property to suit their needs or to increase its value.

Outside, you will find parking for up to four vehicles, a rare find in many properties, ensuring convenience for you and your guests.

This semi-detached house on Wilson Avenue is not just a home; it is a canvas for your future. With its spacious layout and potential for development, it is a fantastic opportunity for families or individuals seeking a comfortable and versatile living space in a lovely community. Do not miss the chance to make this property your own.

Entrance Hall

A welcoming entrance with a UPVC door to the front aspect, fully tiled flooring, and a double-panel central heating radiator. The hallway provides access to the lounge, kitchen, and a ground-floor boiler room, which offers additional storage and houses a Valiant boiler.

Lounge

A spacious and well-lit lounge with a dual aspect UPVC windows to the front aspect and offering views of the garden. The room features a fitted carpet, a central heating radiator, and a chimney wall with an electric fire, creating a cosy atmosphere.

Dining / Kitchen

A modern kitchen fitted with high-gloss white door and drawer fronts, complemented by dark contrasting worktops and an upstand. The kitchen includes a stainless steel quarter bowl sink with a drainer, space for an automatic washing machine, and room for an American-style fridge freezer. Finished with a fully tiled floor, a central heating radiator, and a UPVC window overlooking the rear garden, there is also ample space for a dining table and chairs.

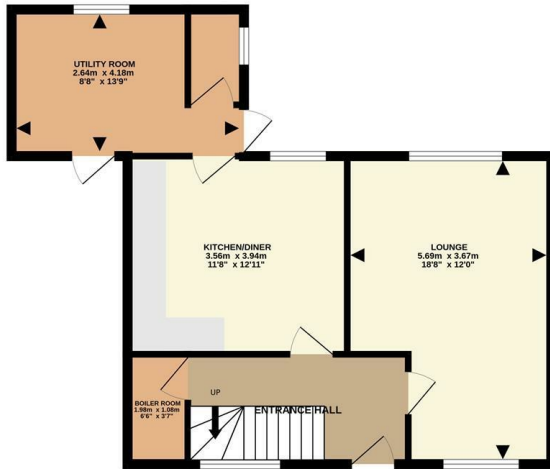
Bedroom One

A well-proportioned double bedroom with a UPVC window to the rear aspect, providing pleasant views of the garden. The room is finished with a fitted carpet and a central heating radiator.

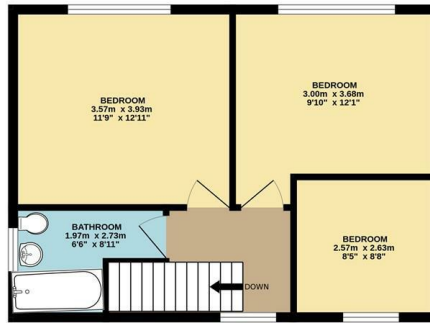
Bedroom Two

A good-sized double bedroom with a UPVC window overlooking the rear garden, a central heating radiator, and fitted carpet.

GROUND FLOOR
53.2 sq.m. (573 sq.ft.) approx.



1ST FLOOR
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA : 95.4 sq.m. (1027 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 Three

Located at the front of the property, this bedroom benefits from a UPVC window, a central heating radiator, and fitted carpet.

Bathroom

A well-appointed bathroom featuring a bathtub with an electric shower over, acrylic panelling, a pedestal wash basin, a low-flush water closet, and a towel radiator. A UPVC window with opaque glass allows natural light while maintaining privacy. The floor is finished with durable vinyl flooring.

Front Exterior

A patterned concrete driveway provides off-road parking for up to three vehicles, complemented by a well-maintained forecourt.

Rear Exterior

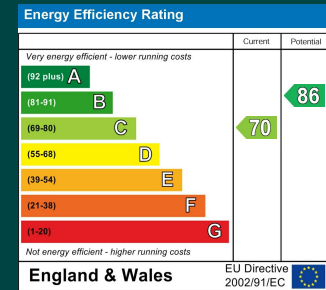
The rear garden boasts a patio area leading to a lawn with a central walkway. A garage is situated at the rear, with access via a lane. There is also a large freestanding shed and fencing to all sides for privacy.

Utility Area & Future Expansion

A utility area is in progress at the rear, accessible from the kitchen door. Plans are underway to install a washing machine, dryer, and a ground-floor water closet, adding further convenience to this already well-equipped home.

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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