



Ridgeway, Clowne, Chesterfield, Derbyshire S43 4BD

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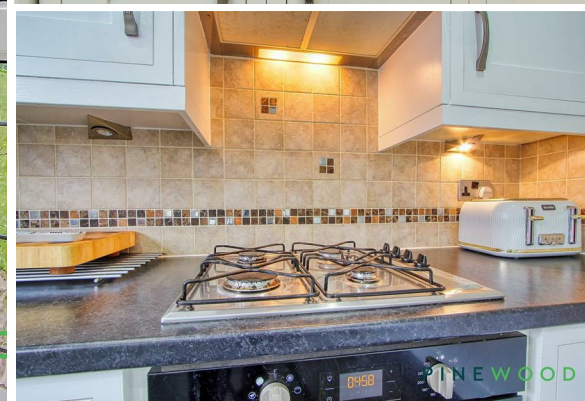
 EPC

Asking Price £290,000

PINEWOOD



**Ridgeway
Clowne
Chesterfield
Derbyshire
S43 4BD**



Asking Price £290,000

**3 bedrooms
1 bathrooms
2 receptions**

- VERY CLOSE TO LOCAL AMMENITIES
 - IDEAL FOR FAMILIES
 - FRONT GARDEN
- WELL SIZED GARDEN WITH PAVING
 - MODERN KITCHEN
- HUGE LOUNGE / DINING AREA
 - 3 LOVELY BEDROOMS
- SUN ON THE GARDEN ALL DAY
 - COUNCIL TAX BAND: C
 - FREEHOLD





Nestled in the charming area of Clowne, Ridgeway presents an excellent opportunity to acquire a delightful detached bungalow. This well-proportioned property boasts a generous 736 square feet of living space, making it an ideal choice for families or those seeking a comfortable retirement home.

Upon entering, you will find two inviting reception rooms that offer versatile spaces for relaxation and entertainment. These rooms are perfect for hosting guests or enjoying quiet evenings with family. The bungalow features three well-sized bedrooms, providing ample accommodation for residents and visitors alike.

The property includes a conveniently located bathroom, ensuring that daily routines are both practical and efficient. The layout of the bungalow promotes a sense of ease and accessibility, making it suitable for individuals of all ages.

Outside, there is parking available for one vehicle, adding to the convenience of this lovely home. The surrounding area of Clowne is known for its friendly community atmosphere and local amenities, making it a desirable location for prospective buyers.

In summary, Ridgeway is a charming detached bungalow that offers a comfortable and practical living environment. With its spacious reception rooms, three bedrooms, and convenient parking, this property is well worth considering for anyone looking to settle in the picturesque village of Clowne.

Entrance Hall

A welcoming entrance hall with decorative glass within the door and windows along side it. Fitted carpet and a large cupboard to the side.

Lounge / Diner

23'1" x 12'0" (7.06 x 3.68)

A large room featuring a fireplace, a large bay window and a central heating radiator beneath that. Fitted carpets and another central heating radiator and uPVC window located at the end of the room, within the dining area.

Kitchen

13'10" x 7'10" (4.24 x 2.41)

A well sized kitchen featuring a uPVC window, tiled flooring and a central heating radiator. A drainer and sink inset into the worktop, along with a gas hob and extractor.

Bedroom 1

12'10" x 9'8" (3.93 x 2.95)

This room features a lovely large uPVC window with a central heating radiator beneath it, before coming to the fitted carpet that covers the room. This room also features built in wardrobes.

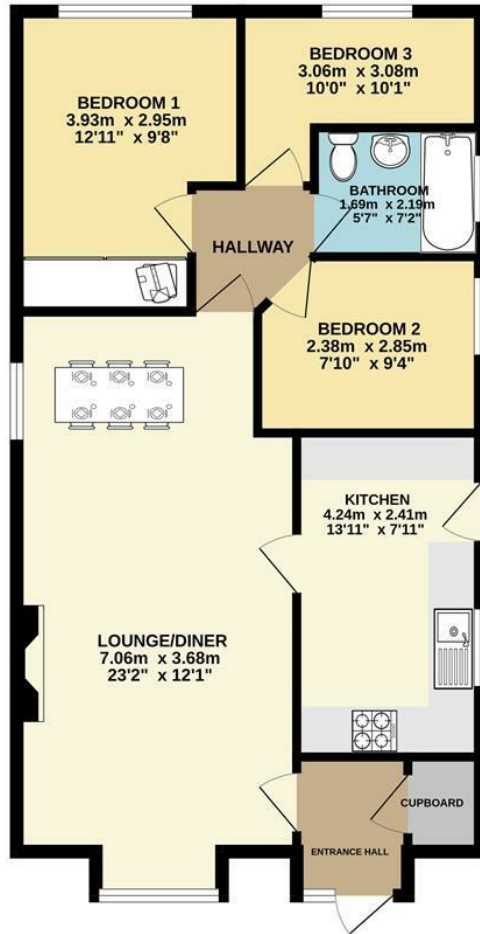
Bedroom 2

7'9" x 9'4" (2.38 x 2.85)

This room features a fitted carpet, central heating radiator and a uPVC window that overlooks the side aspect of the property.



GROUND FLOOR
68.4 sq.m. (736 sq.ft.) approx.



TOTAL FLOOR AREA - 68.4 sq.m. (736 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bedroom 3

10'0" x 10'1" (3.06 x 3.08)

This L shaped room features a plush fitted carpet, creating a comforting and homely feeling room. A uPVC window and a central heating radiator overlook the garden.

Bathroom

5'6" x 7'2" (1.69 x 2.19)

This modern bathroom features a toilet, a pedestal hand wash basin with tiled splash back and sits next to the bath and shower. Both featuring a lovely tiled splash back and a uPVC window above it, allowing natural light to fill the room.

Tiled flooring and a central heating radiator finish off this lovely room,

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.

General Information

Cloak room has plumbing for a separate WC

Has a burglar alarm

Sun hits the garden all day

Outside tap and outside electrics

Fitted wardrobes

Council tax band

C (£2,062 p/yr)

Freehold

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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