

PINEWOOD



Linear View, Clowne, Chesterfield, Derbyshire S43 4GW

 3  2  2  EPC B

Asking Price £275,000



ONE OF THE FINEST WE HAVE SEEN... Prepare to be impressed with this incredible family home which is positioned on an excellent plot within a lovely neighbourhood. This three bedroom detached property will definitely tick the boxes from the spacious internal layout, landscaped garden and tasteful décor, which can be found from top to bottom in this home.

As you arrive, you will notice the beautiful brick façade and the property standing proud on an exclusive row with the benefit of a block paved driveway.

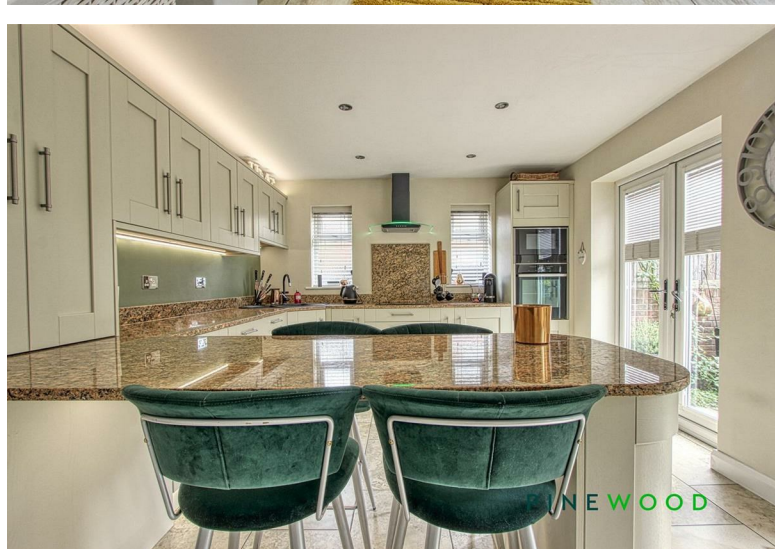
The ground floor benefits from a stunning entrance hall that sets the tone for the quality of the accommodation throughout, leading to the comfortable lounge with a feature fireplace and dual aspect windows. There is a terrific kitchen, complete with white goods, NEFF appliances, a breakfast bar and granite work surfaces. Having two sets of double doors bringing in that important natural light, on then to a sitting area, a utility room and a dining area. A useful ground floor WC completes the ground floor.

The first floor presents three marvellous bedrooms, all of which have been maintained to a high standard, the master is very spacious with a dressing area and an ensuite, the family bathroom just off the landing. There is access to the loft via a pull down ladder which is boarded and has power and lighting.

Outside is a real joy with a manicured garden with defined patio areas and artificial grass making for a low maintenance garden.

- THREE BEDROOM DETACHED
 - DINING AREA
 - MASTER WITH ENSUITE & DRESSING AEREA
 - INTEGRATED APPLINCES
 - OFF STREET PARKING & LANDSCAPED GARDEN
- MODERN FITTED BREAKFAST KITCHEN
 - SPACIOUS LOUNGE
 - MODERN FAMILY BATHROOM
 - GRANITE WORK SURFACES
 - FREEHOLD PROPERTY - COUNCIL TAX BAND 'D'

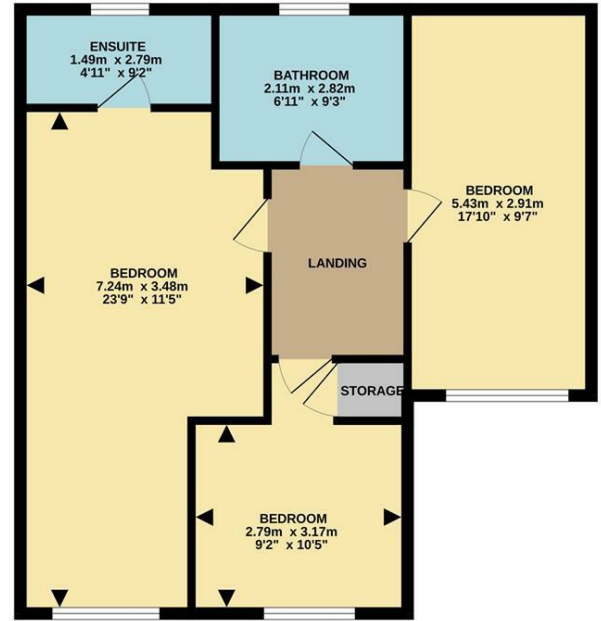
Entrance Hall	6'11" x 9'3" (2.11 x 2.82)
Lounge	
16'9" x 13'10" (5.13 x 4.22)	
Reducing to 3.54	
Kitchen	
11'6" x 18'9" (3.53 x 5.72)	
Dining Area	
6'7" x 8'6" (2.02 x 2.61)	
Utility	
7'10" x 4'3" (2.40 x 1.3)	
Ground Floor W/C	
Master Bedroom / Dressing Area	
23'9" x 11'5" (7.26 x 3.48)	
Reducing to 2.46	
Ensuite	
4'10" x 9'1" (1.49 x 2.79)	
Bedroom Two	
17'9" x 9'6" (5.43 x 2.91)	
Bedroom Three / Office	
9'1" x 10'4" (2.79 x 3.17)	
Family Barthoom	



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2023



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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any other website

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(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	

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	

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

PINEWOOD

