



Harlesthorne Avenue, Clowne, Chesterfield, S43 4AF

 3

 1

 2

EPC

C

£225,000

PINEWOOD



Harlesthorpe Avenue Clowne Chesterfield S43 4AF

£225,000

**3 bedrooms
1 bathrooms
2 receptions**

- 3 spacious bedrooms
- Detached house on Harlesthorpe Ave
 - 2 cosy reception rooms
 - Modern family bathroom
- Generous 1,186 sq ft space
- Located in Clowne, Chesterfield
 - Close to local amenities
- Easy access to transport links
 - Ideal for families
- Freehold - Council Tax Band (C)



CHARMING PROPERTY WITH AMPLE SPACE FOR FAMILIES AND A UNIQUE
OUTHOUSE WITH DRINKS BAR INSIDE...

Nestled in the charming area of Clowne, Chesterfield, this delightful detached house on Harlesthorne Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 1,186 square feet, this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout of the home is both practical and welcoming, ensuring that every corner is utilised to its fullest potential.

The property features a well-appointed bathroom, catering to the needs of modern living. Outside, you will find ample parking space for up to three vehicles, a valuable asset in today's busy world.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its spacious interiors and practical features, this property on Harlesthorne Avenue is a wonderful opportunity for anyone looking to settle in the picturesque Derbyshire area. Don't miss the chance to make this charming house your new home.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****Call Pinewood Properties for more information and to book a viewing****

ENTRANCE HALL

A Welcoming entrance hall with a fitted carpet and central heating radiator, leading to;

LOUNGE / DINER

24'8" x 14'0" (7.53 x 4.27)

This large double reception room make for an impressive entrance into the property, featuring fitted carpet, large uPVC window and 2 central heating radiators with a feature fireplace and patio sliding doors leading out onto the rear decking.

KITCHEN

10'3" x 7'10" (3.14 x 2.39)

This lovely kitchen features laminate flooring, laminate worktops and a sink with drainer beneath a uPVC window that overlooks the garden and a 4 ring electric hob with oven beneath it. Space for a single fridge freezer, side access through a side door leading out onto the driveway. Not to mention the understairs storage cupboard located in here.

BEDROOM 1

13'5" x 9'8" (4.11 x 2.96)

This principal bedroom features a lovely fitted carpet, a central heating radiator and a uPVC window that overlooks the front of the property.

BEDROOM 2

10'11" x 9'8" (3.34 x 2.96)

Featuring a central heating radiator, a uPVC window and a lovely fitted carpet.

BEDROOM 3

9'2" x 6'7" (2.81 x 2.01)

This final room is perfect as a study or as a child's room, featuring fitted carpets, uPVC window and a central heating radiator. Also including a storage cupboard that sits above the stairs.

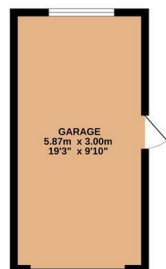
BATHROOM

6'2" x 6'6" (1.88 x 2)

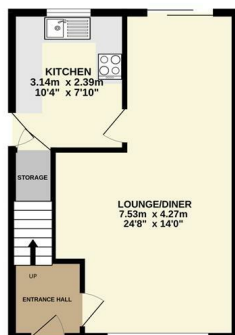
The bathroom features laminate flooring, a L shape bath with shower above it and a vanity sink unit with a low flush toilet attached and finally a uPVC window with frosted glass for privacy.



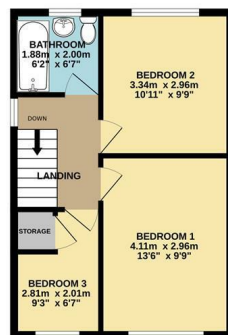
GARAGE
17.6 sq.m. (190 sq.ft.) approx.



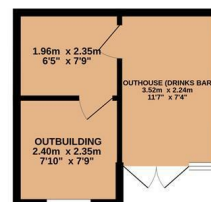
GROUND FLOOR
37.0 sq.m. (395 sq.ft.) approx.



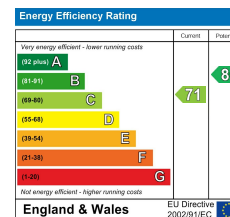
2ND FLOOR
36.5 sq.m. (393 sq.ft.) approx.



OUTHOUSE (DRINKS BAR)
18.1 sq.m. (195 sq.ft.) approx.



TOTAL FLOOR AREA : 110.2 sq.m. (1186 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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GARAGE

9'10" x 19'3" (3 x 5.87)

Standard single garage with side door access and a up and over garage door to the front.

OUTHOUSE (DRINKS BAR)

Uniquely featuring an outhouse that includes multiple rooms for storage or for whatever need you might have of them, and including a fully build drinks bar. Including electrics, and internet access.

GENERAL INFORMATION

EPC: C

COUNCIL TAX BAND: C

TOTAL FLOOR AREA: 110.2 sq.m. (1186 sq.ft.)

GAS CENTRAL HEATING

uPVC DOUBLE GLAZED

A RESERVATION AGREEMENT MAYBE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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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