



Creswell Road, Clowne, Chesterfield, S43 4LS

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EPC

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Offers In The Region Of  
£100,000

P I N E W O O D





# Creswell Road Clowne Chesterfield S43 4LS



## Offers In The Region

£500,000

**4 bedrooms**  
**1 bathroom**  
**2 receptions**

- 4 spacious bedrooms
- 1 modern bathroom
- 2 cosy reception rooms
- Mid-terrace house
  - Built in 1900
- 1,050 sq ft living space
- Located on Creswell Road
- Near Clowne amenities
- Easy access to Chesterfield
- Freehold - Council Tax Band: A





IDEAL FAMILY HOME, PROVIDING AMPLE SPACE AND COSY LIVING...

Nestled on Creswell Road in the charming village of Clowne, Chesterfield, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1900, the property boasts a generous living space of 1,050 square feet, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout provides a warm and welcoming atmosphere, with ample natural light flowing through the windows. The four well-proportioned bedrooms offer plenty of space for rest and relaxation, catering to families of all sizes or those seeking a home office.

The property features a well-appointed bathroom, ensuring convenience for all residents. The mid-terrace design allows for a sense of community while still providing privacy. The location is particularly appealing, with local amenities, schools, and parks within easy reach, making it an excellent choice for families and professionals alike.

With its rich history and spacious layout, this home on Creswell Road is a wonderful opportunity for those looking to settle in a friendly neighbourhood. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress. Don't miss the chance to make this charming house your own.

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

#### LOUNGE

12'5" x 11'11" (3.81 x 3.64)

Featuring a feature fireplace, a uPVC window and a central heating radiator.

#### DINING ROOM

12'5" x 11'11" (3.79 x 3.64)

The dining room has a central heating radiator, understairs storage access and a patio door through to the rear of the property.

#### KITCHEN

14'3" x 6'5" (4.36 x 1.96)

The galley kitchen features butchers block style worktops with a sink and drainer inset along with a 4 ring gas hob, oven and microwave then finally a uPVC window and door access to the rear.

#### BEDROOM 1

11'11" x 12'6" (3.65 x 3.83)

Featuring a central heating radiator and a uPVC window.

#### BEDROOM 2

5'6" x 8'11" (1.68 x 2.74)

This room features a uPVC window and a central heating radiator.

#### BATHROOM

6'5" x 8'11" (1.97 x 2.74)

Featuring laminate flooring, a low flush toilet, a pedestal hand wash basin and a bath with a shower above it. Finally including tiled splash back and a uPVC window with frosted glass for privacy.

#### BEDROOM 3

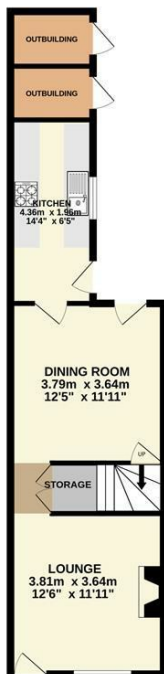
10'10" x 8'10" (3.31 x 2.71)

Featuring a central heating radiator and a large uPVC window.

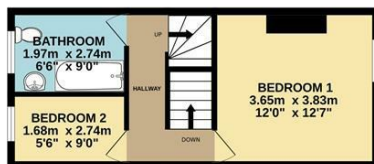




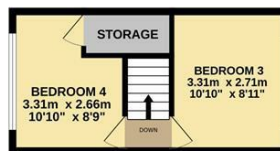
GROUND FLOOR  
45.0 sq.m. (484 sq.ft.) approx.



1ST FLOOR  
31.0 sq.m. (334 sq.ft.) approx.



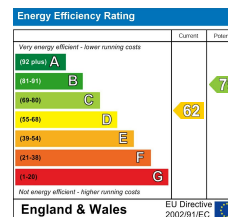
2ND FLOOR  
21.5 sq.m. (232 sq.ft.) approx.



TOTAL FLOOR AREA : 97.5 sq.m. (1050 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 4

10'10" x 8'8" (3.31 x 2.66)

This room includes a central heating radiator and a uPVC window along with an over the stairs storage cupboard.

## EXTERIOR

Rear shared access for a car, 2 outbuildings to the back of the property and finally a small front garden.

## GENERAL INFORMATION

EPC: D

COUNCIL TAX BAND: A

TOTAL FLOOR AREA: 97.5 sq.m. (1050 sq.ft.)

uPVC Double Glazing

Gas Central Heating

## 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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