



**Barlborough Road, Clowne, Chesterfield, Derbyshire S43 4QZ**

 3  3  2  C

**Offers In The Region Of  
£280,000**

**P I N E W O O D**

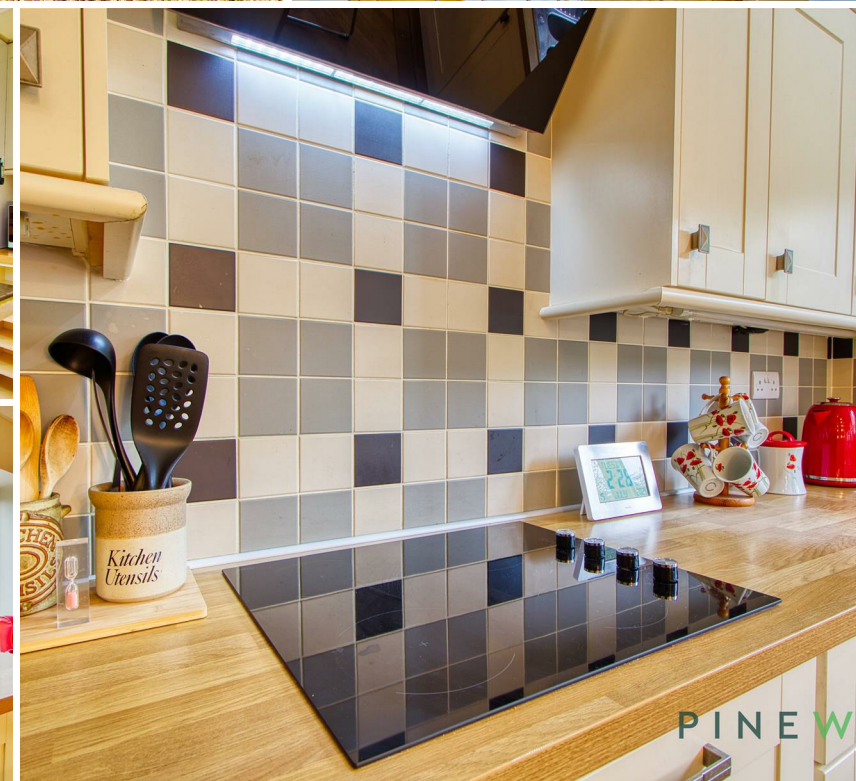


# Barlborough Road Clowne Chesterfield Derbyshire S43 4QZ

## Offers In The Region Of £280,000

**3 bedrooms**  
**3 bathrooms**  
**2 receptions**

- 3 spacious bedrooms
- 3 modern bathrooms
- 2 cosy reception rooms
- Private gated access
- Charming bungalow style
- Outbuilding/workshop area
- Close to local amenities
  - Ideal for families
- Freehold - Council Tax Band: A
  - Quiet residential area





CHARMING BUNGALOW WITH AMPLE SPACE FOR WHATEVER NEEDS YOU MIGHT HAVE, VERSATILE ROOMS AND READY TO GO...

Nestled on Barlborough Road in the charming village of Clowne, Chesterfield, this delightful bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. Each bedroom is designed to provide a serene atmosphere, ensuring restful nights and rejuvenating mornings.

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. Whether you prefer a cosy evening in front of the television or hosting friends for a dinner party, these versatile living areas cater to all your needs. The layout promotes a warm and welcoming environment, perfect for creating lasting memories.

With three bathrooms, this property ensures that morning routines run smoothly, accommodating the needs of a busy household. The bathrooms are thoughtfully designed, offering both functionality and style.

Situated in a desirable location, with its own private gated access this bungalow benefits from the tranquillity of village life while remaining conveniently close to local amenities. Residents can enjoy easy access to shops, schools, and recreational facilities, making it an ideal choice for families and individuals alike.

In summary, this charming bungalow on Barlborough Road presents an excellent opportunity for those seeking a comfortable and spacious home in Clowne. With its generous living spaces, multiple bathrooms, and a peaceful setting, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely bungalow your new home.

**\*\*Take a look around, Video tour available\*\***

**\*\*Contact Pinewood Properties for more information or to book a viewing\*\***

### Living Room

13'3" x 15'11" (4.05m x 4.84m)

A spacious and bright lounge area featuring a large window and glass double doors that open out to the garden, allowing plenty of natural light to fill the room. This room provides a welcoming place to relax while enjoying views of the outdoor space.

### Dining Room

13'7" x 8'11" (4.13m x 2.72m)

An inviting dining room with a window delivering ample daylight. The room offers a cosy yet practical space for meals or work. This room has multiple uses to suit any family.

### Kitchen/Diner

14'8" x 12'6" (4.48m x 3.80m)

The kitchen/diner is thoughtfully designed with plentiful cream cabinetry and wooden countertops, accented by a tiled splashback in neutral shades. A central island with a breakfast bar and seating provides a casual dining option, while modern appliances including a built-in oven and an induction hob with a contemporary extractor fan add convenience. The space is brightened by large windows and double doors that open to the decked terrace, seamlessly connecting indoor and outdoor living areas. A wood-burning stove adds warmth and a cosy focal point.

### Utility Room

A compact utility room fitted with cream cabinetry and wooden work surfaces that match the kitchen, providing practical storage solutions for laundry and household essentials. The space is thoughtfully designed to maximise utility while remaining discreetly tucked away.

### Bedroom 1

10'6" x 15'9" (3.20m x 4.79m)

The master bedroom is a comfortable and well-lit room, featuring double doors that open onto the garden, allowing for fresh air and natural light to flow through. This spacious bedroom benefits from an ensuite shower room and a convenient walk-in wardrobe area, providing ample storage and loft access via an integrated loft ladder.

### Bedroom 1 ensuite

An ensuite shower room adjoining bedroom 1, fitted with a shower enclosure, white toilet, and pedestal basin.

### Bedroom 2

11'11" x 8'10" (3.63m x 2.69m)

The second bedroom benefits from a window providing a fantastic bright airy room. This bedroom is located next to the porch and has its own ensuite.

### Bedroom 2 Ensuite

An ensuite shower room adjoining bedroom 2, fitted with a curved glass shower enclosure, white toilet, and pedestal basin. The space is finished with beige tiling and benefits with a frosted window for privacy while allowing natural light.



### Bedroom 3

7'3" x 7'2" (2.21m x 2.18m)

A small bedroom or study space makes a great addition to this bungalow. The room receives natural light from a window and offers flexibility for use as a bedroom, office, or hobby room.

### Main Bathroom

6'3" x 6'7" (1.91m x 2.00m)

The main bathroom is equipped with a modern white suite including a jacuzzi-style bath, toilet, and pedestal sink. The room features elegant beige wall tiles and wooden flooring, creating a warm and contemporary atmosphere. Recessed ceiling lights add to the bright and welcoming feel of the space.

### Hallway and Porch

A practical hallway and adjoining porch area with neutral walls and flooring, providing access to the bedrooms, bathroom, and main living areas.

### Rear Garden

The rear garden is a well-maintained outdoor space featuring a lawn bordered by mature plants and shrubs. A covered decking area with a transparent roof provides an ideal spot for outdoor seating and dining. The garden is enclosed by fencing, offering privacy and a peaceful setting for relaxation or entertaining.

### General information

EPC: C

Total floor area: 99.5 sq.m. (1072 sq.ft.) Approx

uPVC double glazed

Gas central heating

Council Tax Band: A

### 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 a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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