



Mizzen Road, Clowne, Chesterfield, Derbyshire S43 4FX

 2

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EPC

B

Offers In The Region Of
£175,000

P I N E W O O D



**Mizzen Road
Clowne
Chesterfield
Derbyshire
S43 4FX**



Offers In The Region

060475 000

**2 bedrooms
1 bathrooms
1 receptions**

- Spacious lounge that leads onto the kitchen / diner
- French doors from the kitchen lead out onto the lovely garden patio area
- Two cosy double bedrooms, with ample space for furniture and an office space
- Contemporary bathroom
- Semi-detached house
 - Built in 2017
- Located in Clowne, Chesterfield
 - Close to local amenities
- Freehold - Council Tax Band: B



Nestled in the charming area of Mizzen Road, Clowne, Chesterfield, this delightful semi-detached house, built in 2017, offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms and a stylish bathroom, this property is ideal for small families, couples, or individuals seeking a tranquil home.

As you enter, you are welcomed into a spacious lounge that exudes warmth and character, making it an inviting space for relaxation or entertaining guests. The standout feature of this home is undoubtedly the kitchen, which is designed with both functionality and style in mind. The lovely French doors open up from the kitchen onto a beautifully maintained garden patio area, creating a seamless transition between indoor and outdoor living. This feature is perfect for hosting gatherings or enjoying family meals al fresco during the warmer months.

The property benefits from a thoughtful layout that maximises space and light, ensuring a bright and airy atmosphere throughout. The garden patio is an excellent spot for children to play or for adults to unwind after a long day.

Located in a friendly neighbourhood, this home is conveniently situated close to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community.

In summary, this semi-detached house on Mizzen Road is a wonderful opportunity for anyone seeking a modern, comfortable home with excellent entertaining spaces and a lovely garden. Don't miss the chance to make this charming property your own.

Video tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing.

Lounge

15'3" x 10'1" (4.66m x 3.06m)

The lounge offers a bright and welcoming space featuring light wood flooring and a large window that lets in plenty of natural light. The soft colour palette and furnishings displayed in the photographs demonstrate a cosy and spacious room with lots of potential. This room connects seamlessly to the kitchen/diner, enhancing the feeling of openness and flow throughout the ground floor.

Kitchen/Diner

8'1" x 13'7" (2.46m x 4.13m)

This kitchen/diner is a stylish and functional space with striking navy blue cabinets paired with wooden worktops. It is fitted with modern appliances including a built-in oven and gas hob, with under-cabinet and ceiling lighting creating a warm ambience. A window above the sink overlooks the garden, while French doors open out onto the rear garden, providing a pleasant view and easy access outside. The dining area comfortably accommodates a round table with chairs, making it perfect for informal meals or entertaining.

WC

The cloakroom on the ground floor is thoughtfully designed with half-height panelling in a neutral tone and a compact wash basin beneath a circular mirror. The soft wood-effect flooring adds warmth while maintaining a fresh and clean look, making this a practical and stylish space for guests.

Landing

The landing provides access to the bedrooms and bathroom, with soft colour tones and wood-effect flooring continuing the style from the ground floor. A white balustrade frames the staircase, maintaining an open and airy feel.

Bedroom 1

10'3" x 10'5" (3.13m x 3.19m)

Bedroom 1 is a peaceful retreat featuring light wood flooring and a calming colour scheme. A large window lets in natural light, and the room benefits from a built-in wardrobe with mirrored sliding doors that maximise space and add a modern touch. The simple yet elegant decor creates a comfortable environment perfect for rest and relaxation.

Bedroom 2

13'1" x 7'8" (3.99m x 2.33m)

Bedroom 2 is a bright and airy room with light wood flooring and neutral walls. It offers a comfortable size for a variety of uses, from a guest room to a child's bedroom, with a large window providing ample daylight and a pleasant view outside.

Bathroom

7'5" x 5'11" (2.26m x 1.79m)

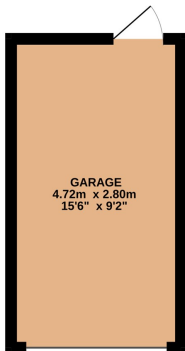
The bathroom features a modern white suite with a bathtub and shower combination, complemented by sleek tiled walls and wood-effect flooring. A window allows natural light to filter in, enhancing the fresh and clean feel of the space, which is finished with practical shelving for storage.

Rear Garden

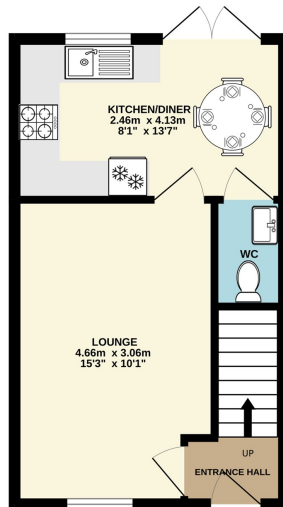
The rear garden is a generously sized, fully enclosed space bordered by wooden fencing, providing privacy and security. It features a well-maintained lawn with a paved patio area ideal for outdoor seating and dining. This outdoor space is perfect for relaxing, gardening, or entertaining in a private setting.



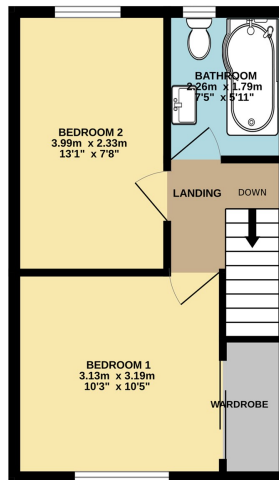
GARAGE
12.3 sq.m. (132 sq.ft.) approx.



GROUND FLOOR
29.4 sq.m. (316 sq.ft.) approx.



1ST FLOOR
29.4 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA : 71.0 sq.m. (765 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

15'6" x 9'2" (4.72m x 2.80m)

The garage offers a practical storage or parking solution, measuring approximately 4.72m by 2.80m (15'6" by 9'2"). It has direct access from the driveway and provides additional space for tools, bikes, or vehicles.

Front Exterior

The front exterior of the property presents a well-maintained frontage with a green lawn and a small tree providing a welcoming appeal. The house is constructed in warm brick tones with white-framed windows and a modern front door. A gravel driveway leads to the single garage, offering convenient parking.

General Information

EPC: B

Total Floor area: 71.0 sq. m. (765 sq. ft.) Approx

Council Tax Band: B

Gas central heating

uPVC double glazing

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.

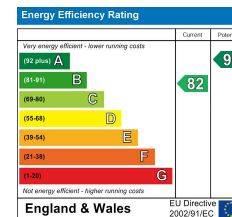
Reservation Agreement

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.



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