

# PINEWOOD



**Wheatsheaf Way, Clowne, Chesterfield, S43 4FA**

2

2

1

EPC

C

Offers In The Region Of £190,000



Nestled in the charming area of Wheatsheaf Way, Clowne, Chesterfield, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you are welcomed into a spacious open-plan room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The kitchen with its modern appliances and stylish design opens up into the lounge / dining room area for a modern and expansive downstairs living area. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The house features two bathrooms, providing convenience and privacy for all occupants. This is particularly advantageous for busy mornings or when hosting visitors, ensuring that everyone has ample facilities at their disposal.

- **Freehold - Council Tax Band: B**
- **2 modern ensuites, one with a bath and the other with a large walk in shower**
- **Semi-detached house situated on a lovely estate**
- **Near Chesterfield amenities with the town centre being close-by**
- **Ideal for small families or a professional couple**
- **2 cosy double bedrooms**
- **Spacious open-plan living area, with the kitchen flowing seamlessly into the lounge / dining area**
- **Located in Clowne - within a brilliant catchment area**
- **Easy access to transport and close-by to the M1 for commuting**
- **Viewing recommended**

## Entrance Hall

The entrance hall welcomes you with a fresh and bright atmosphere, featuring a window beside the door that allows natural light to flood in. Neutral decor and a practical layout create a warm and inviting first impression, with a staircase leading to the upper floor.

## Kitchen/Diner

12'0" x 13'4" (3.66m x 4.07m)

The kitchen/diner is a modern, stylish space fitted with sleek cream units and dark worktops. Integrated appliances including an oven and microwave are built in, while a gas hob with an extractor sits neatly on the countertop. The open-plan layout flows seamlessly into the lounge, creating a comfortable and sociable area for cooking and dining.

## Lounge

7'2" x 13'4" (2.19m x 4.07m)

The lounge offers a cosy and inviting space with ample natural light thanks to large windows and glazed doors opening into the sun room. With space for comfortable seating arrangements and soft carpeting create a warm atmosphere ideal for relaxing or entertaining.

## Sun Room

9'2" x 13'4" (2.80m x 4.07m)

The sun room is a bright and airy extension at the rear of the property, accessed through the lounge via internal doors. It features large windows and double doors leading out to the garden, making it a tranquil spot to enjoy the outdoors from inside. The flooring complements the light-filled space perfectly for a relaxed feel.

## WC

5'0" x 5'5" (1.52m x 1.65m)

The ground floor WC is compact yet stylish, fitted with modern sanitary ware including a wall-mounted sink and toilet. A window allows natural light, and the neutral tiling and decor maintain a clean and fresh feel.

## Bedroom 1

8'5" x 10'10" (2.56m x 3.31m)

Bedroom 1 is a comfortable double room featuring two windows that flood the space with natural light. It benefits from an ensuite bathroom and a built-in wardrobe, providing practical storage and privacy. Neutral tones throughout create a peaceful retreat.

## Bedroom 2

7'9" x 10'0" (2.36m x 3.05m)

Bedroom 2 is a good-sized room with a window that offers pleasant views. It includes an ensuite shower room for added convenience, making it ideal for guests or family members seeking privacy.

## Landing

The landing provides access to the bedrooms and features a storage cupboard for additional convenience. Its neutral decor matches the rest of the upper floor, maintaining a light and airy feel.

## Rear Garden

The rear garden is a private outdoor space featuring a combination of gravel and paved patio areas. It is enclosed by a wooden fence, offering a quiet and secure environment for outdoor seating and entertaining. Decorative plants and garden ornaments add character and charm to the space.

## Front Exterior

The property's front exterior is a charming brick-built facade with a bright red front door. Two windows overlook the front garden area, which is bordered by hedging and has a paved path leading to the entrance, giving a welcoming first impression.

## General Information

EPC: C

Total Floor Area: 764 sq. ft.

uPVC Double glazing

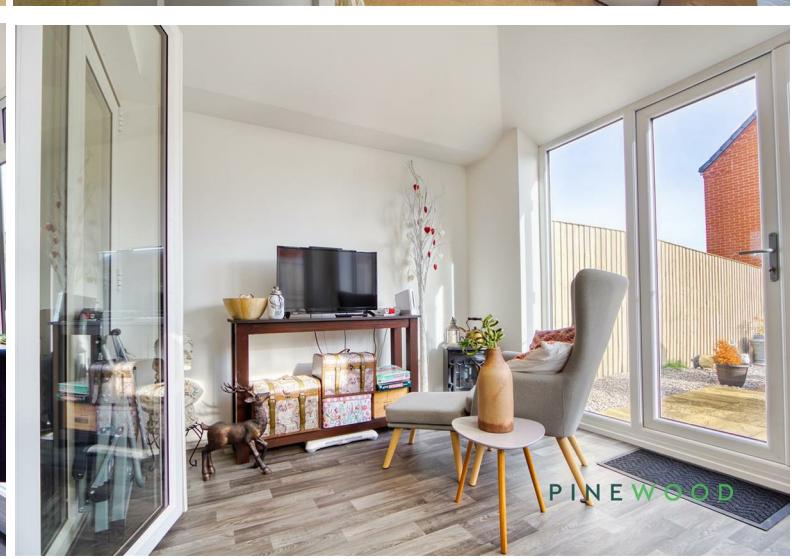
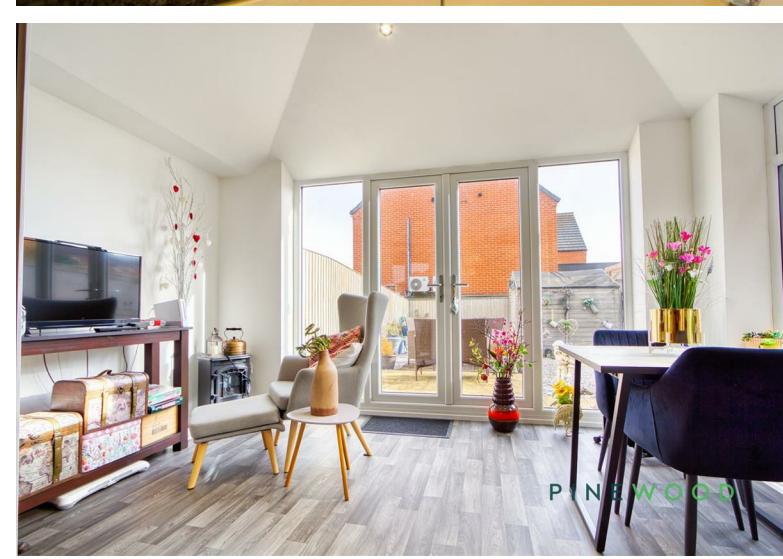
Council Tax Band: B

Gas Central heating

## Reservation Agreement

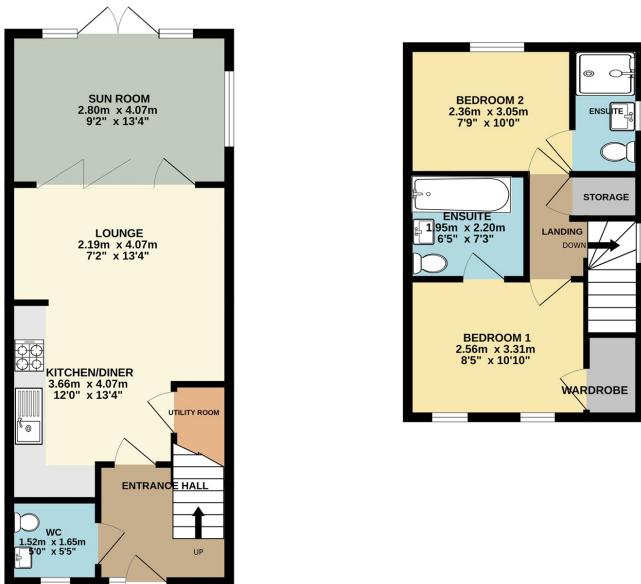
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We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect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



GROUND FLOOR  
41.4 sq.m. (446 sq.ft.) approx.

1ST FLOOR  
29.5 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA: 71.0 sq.m. (764 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The services and fixtures mentioned have not been tested by the agent and no guarantee as to their operability or efficiency can be given.  
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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

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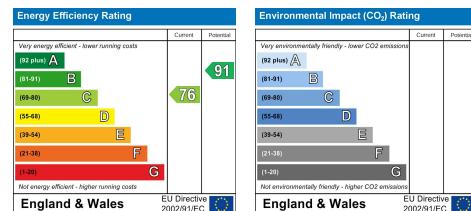
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