



STAMP DUTY PAID ON
FULL ASKING PRICE



Century Way, Clowne, Chesterfield, Derbyshire S43 4TE

3 2 1 EPC B

£260,000

PINEWOOD



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£260,000

**3 bedrooms
2 bathrooms
1 receptions**

- **** STAMP DUTY PAID ON FULL ASKING PRICE ****
- AMAZING PRICE IN A VERY DESIRABLE LOCATION

■ Built in 2019

■ 1 bright reception room that flows into the Kitchen / Dining Area

■ Kitchen / Diner featuring Grey high-gloss cabinetry - Integrated speaker system installed

■ Ideal for families - Road noise blocked out thanks to the Triple glazing - Air gapped walls to eliminate noise from neighbouring property

■ Close to local amenities - Located near to Van Dykes By Wildes Hotel with Neighbour Discount

- Easy access to transport links
- Freehold - Council Tax Band: B



BEAUTIFUL HOME LOCATED IN A DESIRABLE LOCATION, PERFECT FOR THOSE WANTING A FAMILY HOME....

Nestled in the charming area of Clowne, Chesterfield, this modern semi-detached house on Century Way offers a delightful blend of comfort and contemporary living. Built in 2019, the property boasts a fresh and inviting atmosphere, perfect for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides an ideal space for relaxation or entertaining guests. The room is filled with natural light, creating a warm and inviting environment. The layout flows seamlessly into the well-appointed kitchen, which is designed for both functionality and style, making it a joy to prepare meals.

This lovely home features three generously sized bedrooms, each offering ample space for personalisation and comfort. The bedrooms are perfect for family members or can be transformed into a home office or guest room, depending on your needs. The property also includes a modern bathroom, equipped with contemporary fixtures and fittings, ensuring a pleasant experience for all.

The exterior of the house is equally appealing, with a well-maintained garden that provides a lovely outdoor space for relaxation or play. The semi-detached design offers a sense of privacy while still being part of a friendly community.

Located in Clowne, residents will enjoy easy access to local amenities, schools, and parks, making it an ideal location for families. With excellent transport links to Chesterfield and beyond, this property is perfectly situated for those who commute or wish to explore the surrounding areas.

In summary, this semi-detached house on Century Way is a fantastic opportunity for anyone looking for a modern, comfortable home in a desirable location. Don't miss the chance to make this delightful property your own.

Hallway

A welcoming hallway with a neutral decor and carpeted floor, featuring a radiator and wooden doors leading to other rooms within the home.

WC

A conveniently placed guest WC decorated with a bold leafy print wallpaper that adds a splash of colour and character. It includes a pedestal sink and a modern toilet, with a radiator beneath a small window, creating a fresh and bright space.

Living Room

14'8" x 15'0" (4.48m x 4.59m)

The living room offers a spacious and cosy environment, with soft grey carpeting and an accent wall in a rich green shade that adds depth and warmth. The room includes space for ample seating, shelving for décor, and a large window that floods the space with natural light. Stairs lead up from this room to the first floor.

Kitchen/Diner

10'2" x 15'0" (3.12m x 4.59m)

A modern kitchen/diner featuring grey high-gloss cabinets and light-coloured work surfaces, with integrated appliances including an oven, gas hob and an integrated dishwasher. The space is naturally lit by a window above the sink and French doors that open out to the garden, allowing plenty of daylight to fill the room. The kitchen floor is finished in large, light tiles that complement the overall clean and bright aesthetic.

Bathroom

7'0" x 6'6" (2.15m x 2.00m)

The family bathroom is finished to a high standard with large, glossy tiles in a marble-effect, creating a luxurious feel. It is fitted with a white bathroom suite comprising a bath with an overhead shower, a vanity unit with basin, and a toilet. A window above provides natural light, while the neutral tones keep the room feeling clean and spacious.

Bedroom 1

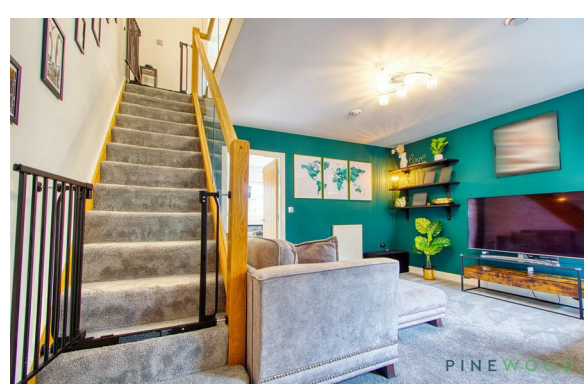
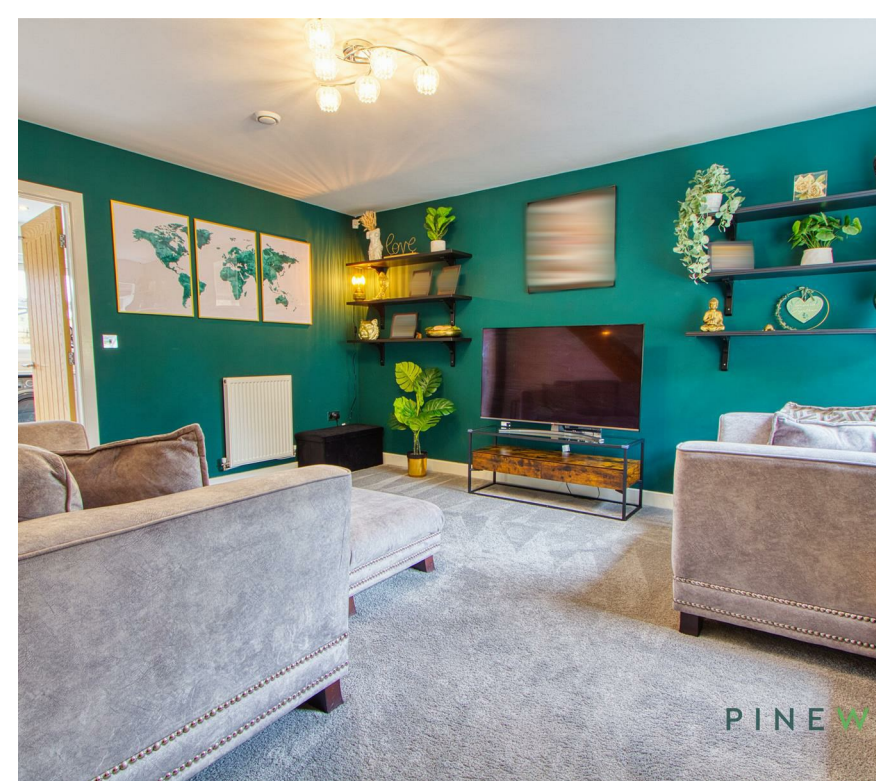
10'8" x 8'7" (3.26m x 2.62m)

Bedroom 1 is a comfortable double room with a soft carpet underfoot and neutral walls. It benefits from a large built-in mirrored wardrobe providing ample storage. The room is tastefully decorated creating a relaxing retreat.

Bedroom 2

11'7" x 8'7" (3.54 x 2.62)

Bedroom 2 is another double, currently set up as a child's bedroom. It features soft carpeting and a wallpaper with a playful pattern. The window allows natural light to brighten the space, making it a cheerful room for a child.



Bedroom 3

9'10" x 6'8" (3.01 x 2.04)

A practical study room or 3rd bedroom with space for a single bed or to be setup as a useful office space. Featuring a uPVC window overlooking the front of the property and a soft fitted carpet.

Landing

The landing upstairs is carpeted and leads to the bedrooms and bathroom. It has a wooden and glass balustrade overlooking the stairs, lending a modern touch to the area and allowing light to flow through the space.

Rear Garden

The rear garden is a private, enclosed space with a lawn bordered by a paved patio area, offering a pleasant outdoor spot for relaxing or entertaining. The garden is framed by fencing and mature shrubs, providing a sense of seclusion and greenery.

Garage

9'5" x 18'11" (2.89m x 5.79m)

The garage provides a secure and sizeable space for vehicle parking or storage, accessed via a side door and located close to the property within the development. The garage has also been boarded, allowing for extra storage space. Also including 2 allocated parking spaces outside.

General Information

Triple Glazing - Blocking out any road noise

Wired In CCTV for extra security

Fans located in every room keeping the property cool in the summer months

Integrated speaker system in the kitchen

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.

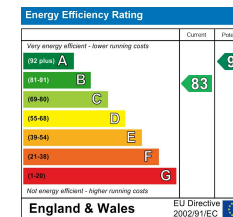
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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.

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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