



Wheatsheaf Way, Clowne, Chesterfield, Derbyshire S43 4FA

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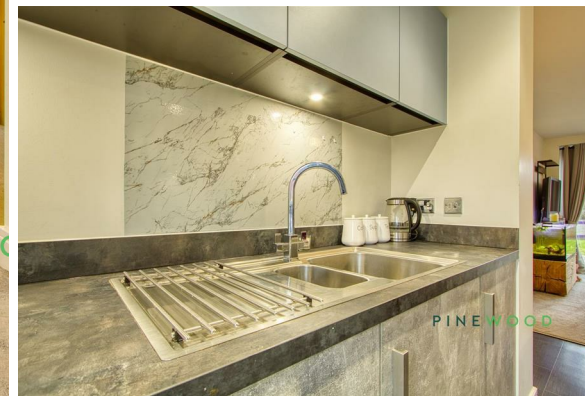
Offers In The Region Of £240,000

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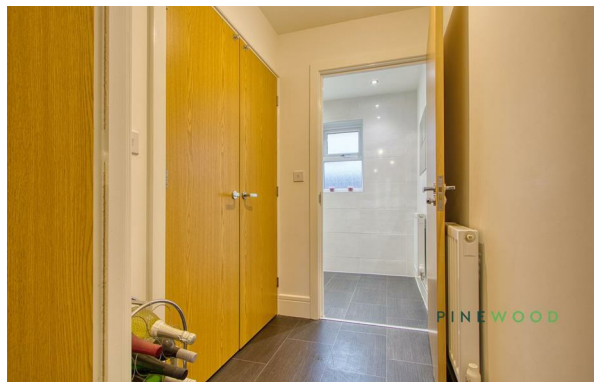
# Wheatsheaf Way Clowne Chesterfield Derbyshire S43 4FA



## Offers In The Region Of £240,000

**3 bedrooms  
2 bathrooms  
1 receptions**

- 3 spacious bedrooms - Bedroom 1 Including an ensuite
  - 2 modern bathrooms and 1 downstairs toilet (W/C)
- Open-plan downstairs living, featuring a cohesive and modern feel
  - Semi-detached house with ample room
    - Built in 2017, Located in Clowne
  - Close to Chesterfield - Also close to M1 for easy commuting
    - Easy access to amenities
  - Ideal for families, or first time buyers
    - Freehold - Council Tax Band: B
      - No Upward Chain







**\*\*STUNNING SEMI-DETACHED PROPERTY WITH NO UPWARD CHAIN LOCATED ON A SOUGHT AFTER ESTATE WITH MODERN FITTINGS AND AMPLE SPACE FOR FAMILIES\*\***  
Welcome to this charming semi-detached house located on Wheatheaf Way in the delightful village of Clowne, Chesterfield, Derbyshire. Built in 2017, this modern property offers a comfortable living space of 914 square feet, making it an ideal home for families or professionals seeking a peaceful yet convenient location.

As you enter the property, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house boasts three well-proportioned bedrooms, ensuring ample space for everyone. The two modern bathrooms add to the convenience of the home along with the downstairs WC, making morning routines and family life a breeze.

The property also features parking for two vehicles, which is a valuable asset in this area. The surrounding neighbourhood is known for its friendly community and local amenities, making it a great place to settle down.

With its modern design and practical layout, this semi-detached house on Wheatheaf Way is a wonderful opportunity for those looking to buy or rent in Clowne. Don't miss your chance to make this lovely property your new home.

Video tour available

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

### Hallway

A welcoming entrance hall featuring a frosted glass front door that allows natural light to filter in. The space is complemented by a storage cupboard, neutral carpeting, and light-toned walls, creating a bright and practical area to greet guests and store essentials.

### Kitchen/Dining Room

12'8" x 11'6" (3.85m x 3.50m)

The open-plan kitchen and dining area is designed with a modern aesthetic, boasting sleek cabinetry in a muted tone and integrated appliances including an oven and microwave, fridge & freezer, dishwasher and a 4 ring gas hob. A large window floods the space with natural light, with ample space for a large dining table. The kitchen features a stainless steel sink with a draining board and a stylish marble-effect splashback, complementing the contemporary finishes. Underfloor heating complete the room and its lovely appliances.

### Lounge

11'11" x 11'6" (3.64m x 3.50m)

The lounge provides a comfortable space to relax, featuring large bi-fold doors that open onto the rear garden, allowing plenty of daylight to fill the room. The neutral carpet and walls create a warm, inviting atmosphere, with the space to feature a large sofa, perfect for unwinding or entertaining.

### Utility Room / WC

A practical utility room with tiled flooring, offering convenient space for laundry appliances and household essentials. It adjoins a downstairs WC, which is finished with clean, modern tiles, a wall-mounted toilet, and a pedestal basin, ensuring functionality and ease of use.

### Landing

The first-floor landing is carpeted and features light walls, leading to the bedrooms and bathrooms, with a cupboard offering additional storage space.

### Bedroom 1

10'1" x 11'6" (3.07m x 3.50m)

The master bedroom offers a peaceful retreat with ample natural light from a large window. Neutral carpeting and soft-coloured walls create a calming environment, complemented by built-in wardrobe space for storage.

### Shower Room (Ensuite)

4'8" x 7'6" (1.42m x 2.29m)

The shower room is tiled with a stylish feature wall and fitted with a corner shower enclosure, pedestal sink, and wall-mounted toilet. It offers a contemporary, practical space for day-to-day use, benefiting from modern fixtures and a bright atmosphere.

### Bedroom 2

12'2" x 11'6" (3.72m x 3.50m)

Bedroom two is a spacious room with neutral decor and carpeted flooring. A large window provides plenty of daylight, making it ideal for a double bedroom or a flexible living space.

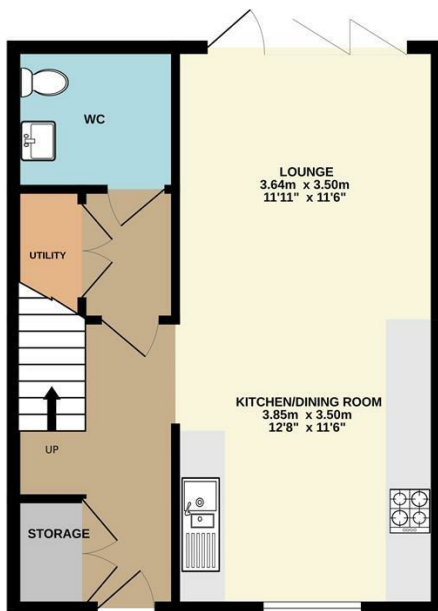
### Bedroom 3

9'4" x 7'1" (2.83m x 2.17m)

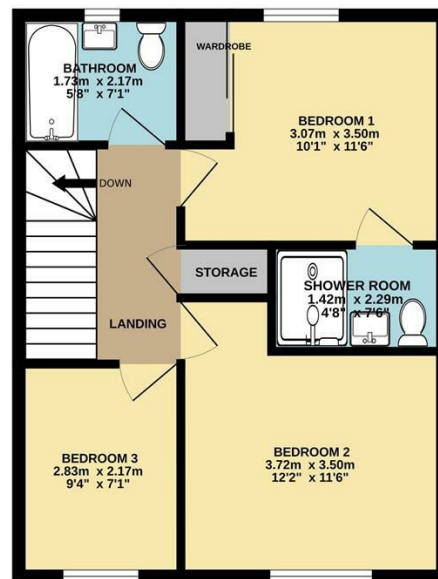
The third bedroom is a smaller, cosy room with a window overlooking the front of the property. Neutral walls and carpet make this room versatile for use as a bedroom, study, or hobby space.



GROUND FLOOR  
42.5 sq.m. (457 sq.ft.) approx.



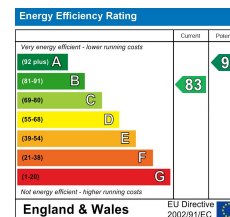
1ST FLOOR  
42.5 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA: 84.9 sq.m. (914 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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## Bathroom

5'8" x 7'1" (1.73m x 2.17m)

A fully tiled family bathroom featuring a bath with a shower over, a wall-mounted toilet, and a wash basin. The modern tiles in neutral tones give the space a clean, fresh feel, complemented by a frosted window that provides natural light while ensuring privacy.

## Rear Garden

The garden to the rear offers a generous, well-maintained lawn enclosed by timber fencing, a paved patio area for outdoor seating, and a garden shed for storage. This private outdoor space is perfect for relaxing or entertaining in a peaceful setting.

## 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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