



Southwood Drive, Clowne, Chesterfield, Derbyshire S43 4DX

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£230,000

PINEWOOD





# Southwood Drive Clowne Chesterfield Derbyshire S43 4DX

**£230,000**

**2 bedrooms  
1 bathrooms  
1 receptions**

- Detached bungalow in Clowne
  - Two cosy bedrooms
- Spacious reception room
  - Modern bathroom
  - Built in 1970
- Quiet Southwood Drive location
  - Close to local amenities
- Easy access to Chesterfield
  - Ideal for small families
- Freehold - Council Tax Band: B







## STUNNING BUNGALOW WITH AMPLE SPACE AND A DETACHED GARAGE MAKE THIS WORTH A VIEW!

Ideally located within Clowne, Chesterfield, this delightful detached bungalow on Southwood Drive offers a perfect blend of comfort and convenience. Built in 1970, the property boasts a well-thought-out layout, featuring one inviting reception room that serves as a warm welcome for family and friends.

The bungalow comprises two spacious bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom ensures that your daily routines are both practical and pleasant.

Surrounded by a peaceful neighbourhood, this property is ideal for those seeking a tranquil lifestyle while still being within easy reach of local amenities. Whether you are a first-time buyer, looking to downsize, or seeking a serene retreat, this bungalow presents an excellent opportunity to create a home tailored to your needs.

With its charming features and prime location, this bungalow on Southwood Drive is not to be missed. Come and discover the potential of this lovely property today.

Video tour available, take a look around!

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

### Lounge

17'4" x 10'10" (5.28m x 3.30m)

This light-filled lounge offers a comfortable space to unwind, featuring a traditional fireplace as a charming focal point. Neutral walls and carpeting create a warm and inviting atmosphere, while sliding doors open directly into the adjoining sun room, providing a seamless flow and a bright outlook over the garden.

### Sun Room

7'11" x 9'1" (2.41m x 2.76m)

This charming sun room offers a peaceful spot to enjoy garden views through large windows on two sides. Light wooden flooring and comfortable seating create an airy and cosy space that bridges the indoors with the outdoors, perfect for relaxing in natural light.

### Kitchen/Diner

22'4" x 11'8" (6.81m x 3.55m)

The kitchen and dining area is spacious and well-appointed with a range of wooden cabinets and modern work surfaces. Equipped with a built-in oven and gas hob, the kitchen offers practical cooking facilities, with space for a dining table by the rear doors that open directly onto the garden, filling the room with natural light and providing easy outdoor access. The kitchen comes with the fridge freezer & washing machine.

### Bathroom

6'3" x 6'5" (1.90m x 1.95m)

The bathroom is fitted with a corner shower cubicle, a white basin set into a vanity unit, and a close coupled WC. Two frosted windows provide natural light and privacy, while tiled walls and wood-effect flooring offer a practical and fresh finish.

### Bedroom 1

12'7" x 8'10" (3.83m x 2.70m)

This principal bedroom is a generous double with a large bank of built-in wardrobes offering extensive storage space. Soft carpeting and neutral walls make the room feel calm and restful, complemented by a broad window that fills the room with natural light.

### Bedroom 2

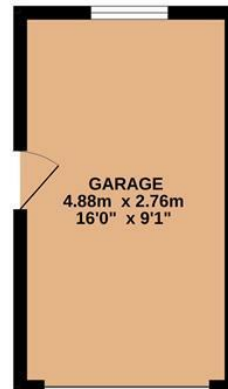
9'2" x 10'9" (2.80m x 3.27m)

The second bedroom is a comfortable double with a built-in wardrobe and a window that looks to the front of the property. Soft carpeting and neutral tones create a cosy space suitable for use as a guest room or home office.



GROUND FLOOR  
72.0 sq.m. (775 sq.ft.) approx.

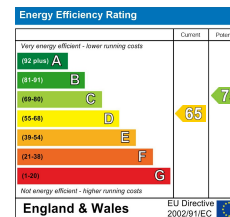
1ST FLOOR  
13.5 sq.m. (145 sq.ft.) approx.



TOTAL FLOOR AREA : 85.5 sq.m. (920 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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## Rear Garden

The rear garden features a paved patio area adjoining the house, ideal for outdoor seating and entertaining. Beyond this lies a well-maintained lawn bordered by mature shrubs and trees, offering privacy and a peaceful outdoor environment. A small gravelled area provides additional low-maintenance space, while a door leads to the detached garage.

## Garage

16'0" x 9'1" (4.88m x 2.76m)

The garage is a detached single unit accessed via a private driveway. It provides useful storage or parking space and is positioned to the side of the property with a pitched roof and a secure up-and-over door, including lighting & power.

## 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.

## GENERAL INFORMATION

EPC: D

Council Tax Band: B

Total Floor Area: 920 sq. ft. Approx

uPVC Double Glazing

Gas Central Heating

Combi Boiler, 5 years left on warranty

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24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

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20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
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01246 221039

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