

# PINEWOOD



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Mitchell Street, Clowne, Chesterfield, Derbyshire S43 4SH

 3  2  2  EPC B

Asking Price £395,000



### \*\*\*FABULOUS MODERN THREE BEDROOM DETACHED PROPERTY IN THE HEART OF CLOWNE\*\*\*

Pinewood Properties are delighted to offer this fabulous THREE Bedroom Detached house which offers modern living space, together with garage and a low maintenance garden to the rear, being well placed for the local amenities in Clowne and Junction 30 M1. The accommodation comprises of: Entrance hallway with a full length picture window flooding the hall with natural light. There is also an oak staircase giving access to the first floor, a guest cloakroom and a further Lounge and Study. The Kitchen/Diner being open plan truly has the WOW factor. There are bi fold doors flooding the room with natural light, a range of matt grey wall and base units with complimentary quartz worktop inset to which is a stainless steel sink with mixer tap and boiling water tap. There are range of integrated appliances including a dish washer, oven, five ring gas hob and extractor and a fridge freezer. The Kitchen/Diner also benefits from engineered oak flooring, zoned spotlights to the ceiling and tiling to splashback areas. There is also a separate utility room To the first floor there is an AMAZING landing, THREE bedrooms and a family bathroom. The principle bedroom has a full length picture window over looking the rear garden and en-suite which comprises of a shower cubicle with rainfall shower, a wash hand basin, a low flush toilet, a towel rail and velux style window. The family bathroom is also well equipped fitted with a modern suite in white comprising of a panelled bath, a separate shower cubicle, wash hand basin and a low flush toilet. To the front of the property there is an impressive sized driveway and a detached garage with electric door. To the rear of the property there is a fully enclosed garden with large patio area suitable for entertaining. The property also benefits from double glazing, gas central heating and built in network cabling. \*\*\*THIS PROPERTY IS NOT TO BE MISSED\*\*\*

- DETACHED HOUSE
- LARGE KITCHEN/DINER WITH BI FOLD DOORS
- STUDY & UTILITY ROOM
- MODERN FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES AND JNC 30 M1
- THREE BEDROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS GUEST CLOAKROOM
- PARKING FOR MULTIPLE VEHICLES AND SINGLE DETACHED GARAGE WITH ELECTRIC DOOR
- FREEHOLD PROPERTY - COUNCIL TAX BAND 'E'

#### LOUNGE

12'3" x 11'7" (3.75 x 3.54)

#### KITCHEN/DINER

33'7" x 15'11" (10.24 x 4.86)

#### STUDY

5'11" x 11'8" (1.82 x 3.58)

#### BEDROOM ONE

13'1" x 11'7" (4.01 x 3.54)

#### EN-SUITE

10'0" x 4'3" (3.06 x 1.32)

#### BEDROOM TWO

11'11" x 10'5" (3.65 x 3.19)

#### BEDROOM THREE

11'9" x 9'6" (3.60 x 2.90)

#### FAMILY BATHROOM

13'6" x 5'4" (4.14 x 1.64)

#### REAR GARDEN

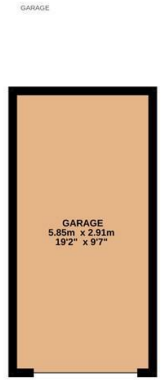
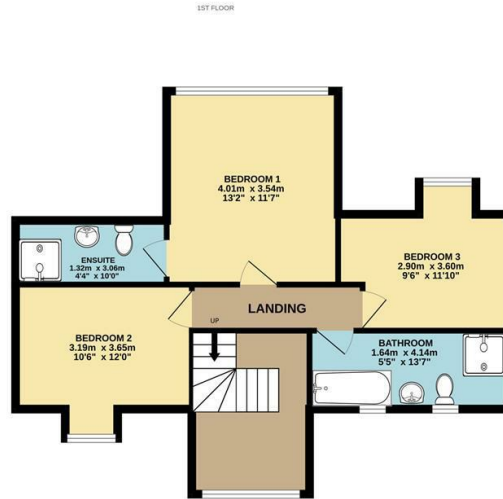
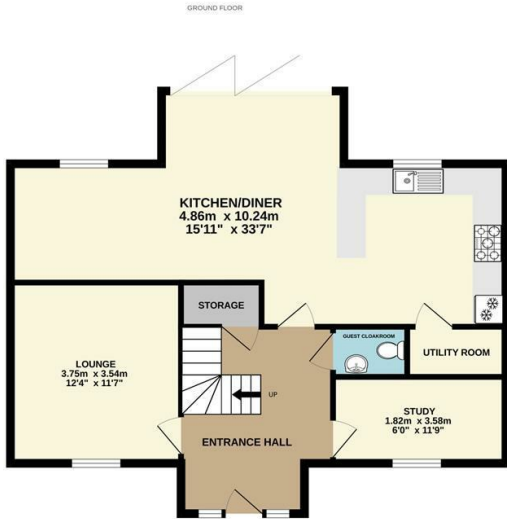
#### DISCLAIMER

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.









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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

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SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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