



w**ards**
estate agents

1 Church View

Clowne, Chesterfield, S43 4LN

Offers in excess of £295,000

1 Church View

Clowne, Chesterfield, S43 4LN

OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!!

We are delighted to have the opportunity to present this deceptively spacious THREE DOUBLE BEDROOM/TWO BATHROOM DETACHED BUNGALOW which sits on a substantial & enviable corner plot with impeccable landscaped gardens and views of the Church!! Located within this extremely sought after cul de sac within close proximity of all local amenities, shops, bus routes and with superb commuter road links via M1 motorway J29/29a North to Sheffield or South to Mansfield, Derby & Nottingham.

In need of some upgrading the accommodation benefits from warm air central heating, uPVC double glazing and includes front open porch to spacious entrance hall, family reception room with view of the Church, kitchen, utility, rear open porch and useful store/coats room. Principal double bedroom with fitted wardrobes and 4 piece en suite, second double bedroom with range of wardrobes and wash hand basin in vanity unit, versatile third double bedroom or formal dining room, again with wash hand basin in vanity unit. Fully tiled family bathroom with 3 piece suite.

Detached Brick Garage which incorporates a useful workshop area to the rear with door to the rear garden. There is light and ample power sockets and front remote electric garage door. Driveway provides ample car parking plus caravan standing space

Situated on a really splendid corner plot with impeccable manicured landscaped gardens to all elevations. Perimeter low level hedging, lawns with neat borders which are set with an abundance of mature shrubs and plants. Vegetable plot and soft fruit trellis area. Greenhouse, shed and Summerhouse to the rear courtyard area. Pathway to secure wrought iron gates which lead to the rear Porch.

Additional Information

- Warm Air Central Heating-serviced
- There is a gas supply to the property.
- uPVC double glazed windows and end ridges.
- Cavity Wall Insulation
- Solid walls and originally built to a high specification in 1985
- Internal Oak part glazed doors
- Gross Internal Floor Area - 134.4 Sq.m/ 1446.8 Sq.Ft.
- Council Tax Band - D
- Secondary School Catchment Area -Heritage High School

Front Open Porch

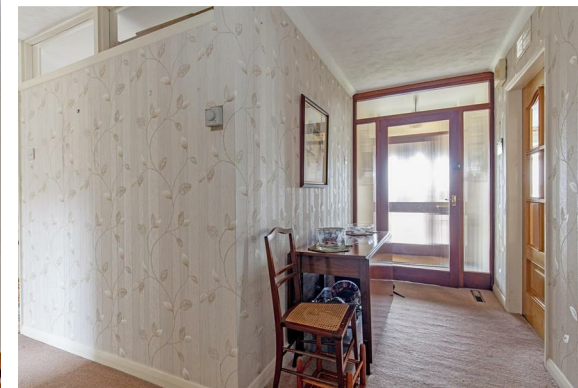
5'0" x 4'0" (1.52m x 1.22m)

uPVC door into the hall.

Spacious Entrance Hall

21'6" x 7'2" (6.55m x 2.18m)

Having uPVC entrance door and leading into this very spacious hallway which provides access doors to internal accommodation. Access via a retractable ladder to the insulated and partially boarded loft space. (Scope for conversion (subject to consents)





Reception Room

21'10" x 13'8" (6.65m x 4.17m)

A lovely family living room with front and side aspect windows which enjoy views over the landscaped gardens and provide natural light to the room. Stone feature fireplace with side plinths, inset display shelves and gas-fire.

Kitchen

13'8" x 10'1" (4.17m x 3.07m)

Comprising of a range of base and wall units with complimentary work surfaces and inset sink unit. Integrated double electric oven and gas hob with extractor above and tiled splash back. Space for dishwasher and fridge/freezer. Door to Utility Room

Utility Room

8'0" x 7'1" (2.44m x 2.16m)

Being mostly tiled and with large store cupboards. Space for both washing machine and dryer. The Johnson & Starley Warm Air Heater is located here, it is serviced. Door to rear open Porch.

Store Room

5'9" x 4'3" (1.75m x 1.30m)

Very useful store room with facility for coats hanging.

Principal Double Bedroom

12'11" x 11'9" (3.94m x 3.58m)

A spacious main double bedroom with side aspect window. Range of bedroom furniture which includes wardrobes, over bed boxes, side bedside cabinets and complimentary drawer bases. Door to en suite.

Fully Tiled En-Suite

8'6" x 6'0" (2.59m x 1.83m)

Comprising of a four piece bathroom suite which includes shower cubicle with mains shower, pedestal wash hand basin, bidet and low level WC.

Rear Double Bedroom 2

14'10" x 10'0" (4.52m x 3.05m)

A second good sized double bedroom with side aspect window. Including a range of fitted wardrobes and wash hand basin set in vanity cupboard.

Front Double Bedroom 3/Dining Room

11'11" x 11'9" (3.63m x 3.58m)

A versatile room which could be utilised for third bedroom or formal dining room. There is a wash hand basin set in vanity cupboard. Front aspect window.

Fully Tiled Family Bathroom

7'6" x 5'9" (2.29m x 1.75m)

Comprising of a three piece suite which includes bath with shower spray, pedestal wash hand basin and low level WC.

Detached Brick Garage

24'1" x 9'1" (7.34m x 2.77m)

A good sized garage which incorporates a useful workshop area to the rear with door to the rear garden. There is light and ample power sockets and front remote electric garage door.

Outside

Situated on a really splendid corner plot with impeccable manicured landscaped gardens to all elevations. Perimeter low level hedging, lawns with neat borders which are set with an abundance of mature shrubs and plants. Central rockery with rockery plants and mature conifers. Vegetable plot and soft fruit trellis area. Greenhouse, shed and Summerhouse to the rear courtyard area. Pathway to secure wrought iron gates which lead to the rear Porch.

Driveway provides ample car parking plus caravan standing space and leads to the Detached Garage/Workshop.





School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

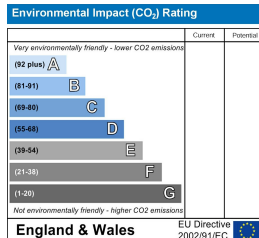
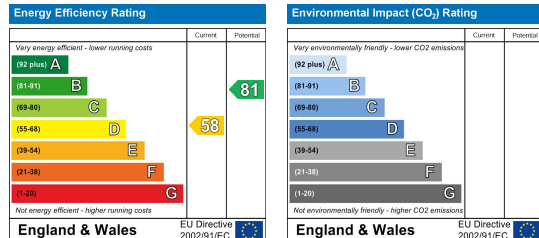
Floor Plan



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

