

# HUNTERS®

HERE TO GET *you* THERE

**2 Clowne Road, Barlborough, Chesterfield, S43 4EN**

**Guide Price £650,000 - £675,000**



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## Property Images

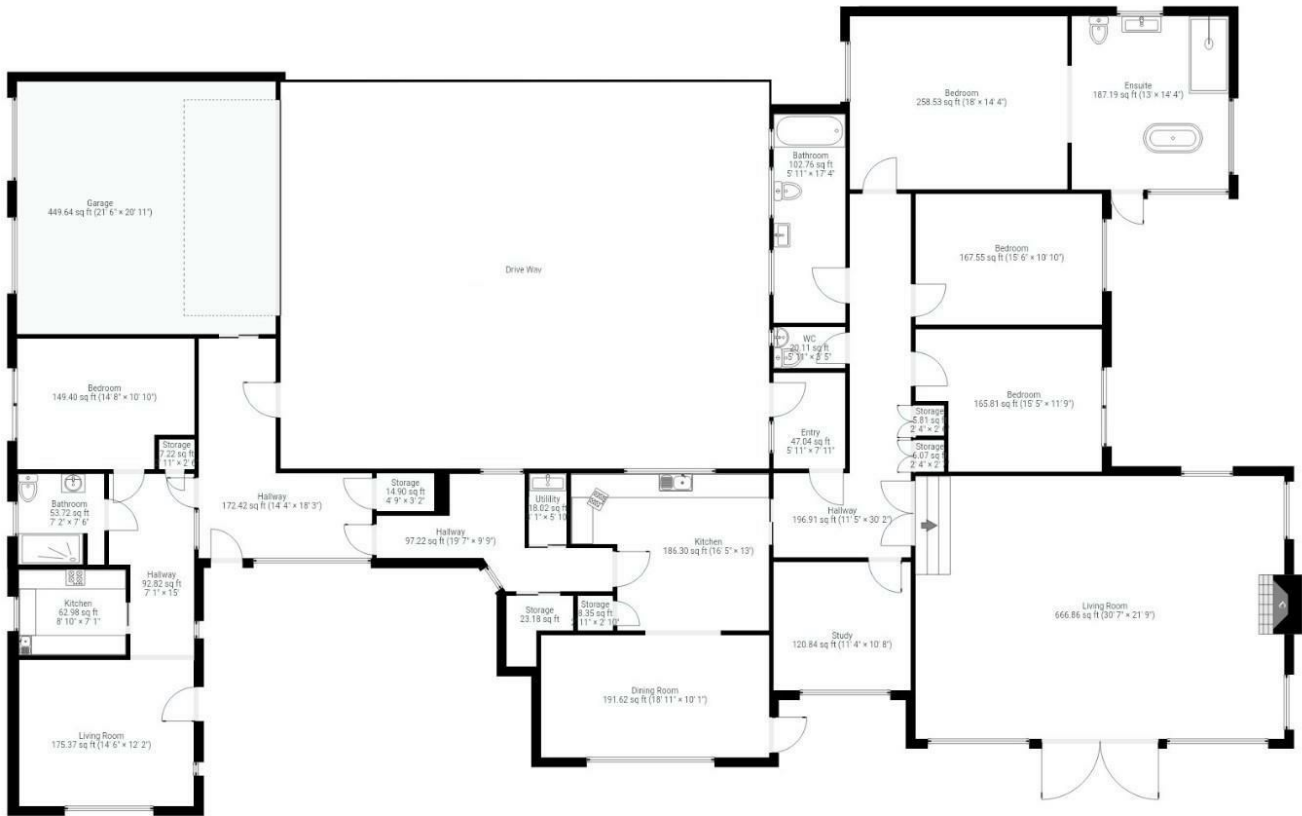


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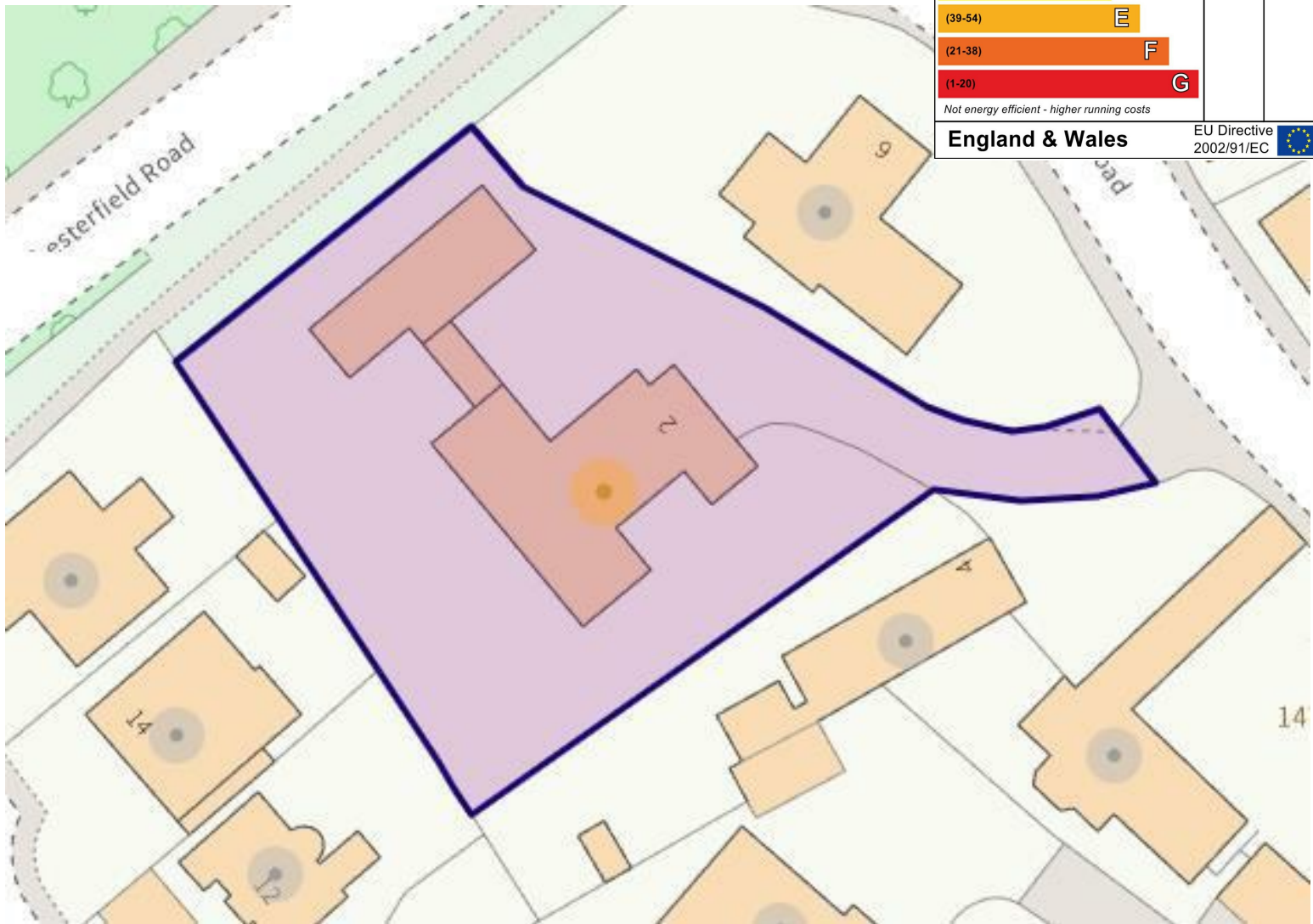




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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Summary

\*GUIDE PRICE OF £650,000 TO £675,000\*

Welcome to this individually architect-designed stone-built detached bungalow with attached annex. Private and enclosed plot with beautifully landscaped wraparound gardens within a 0.45 acre plot and 3293 sq feet (306 sq metres approx.) of living space.

Located in Barlborough - ideally situated for M1 access from J30 and commuting to Chesterfield or Sheffield. Within the catchment area of well-regarded local schools and amenities.

The main accommodation comprises:

Entrance hall, very spacious lounge with wood-burning fireplace, wooden parquet flooring, feature picture windows with double doors onto the gardens, fitted kitchen diner with pantry, tiled floor, underfloor heating and granite worktops, utility room, separate dining room, separate study.

There are three good sized double bedrooms all with built-in storage, with the generous main bedroom benefitting from a luxury four piece en suite bathroom with a walk-in shower. There is an additional three piece suite family bathroom and a separate WC.

The attached annex provides ideal accommodation for an independent living family member. It has a separate entrance and garden access and comprises lounge, modern, newly-fitted kitchen, double bedroom, and three piece suite shower room.

Gas central heating (two modern combi boilers) and uPVC double glazed windows. Solar PV system owned by the property provides free electricity during the day with excess production sold back to the grid generating c.£750pa.

Landscaped gardens around the property with mature trees and shrubs and two stone patios.

Attached double garage with electric roller door and driveway for lots of parking.

Don't miss out on viewing this beautiful property - call Hunters to book your viewing now! Freehold, Tax Band G, EPC Rating C.

- INDIVIDUALLY DESIGNED PROPERTY • STONE BUILT DETACHED BUNGALOW • ATTACHED ANNEX • PRIVATE, ENCLOSED PLOT • LANDSCAPED GARDENS • SOLAR PANELS • DRIVEWAY PARKING • CALL HUNTERS NOW