

HUNTERS[®]

HERE TO GET *you* THERE

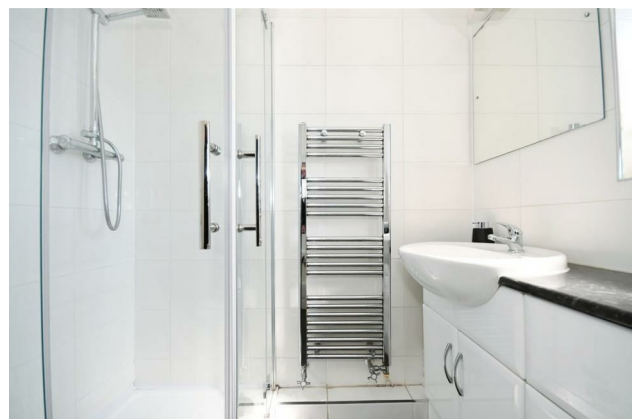
71 Ridgeway, Clowne, Chesterfield, S43 4BD

Guide Price £415,000 - £450,000



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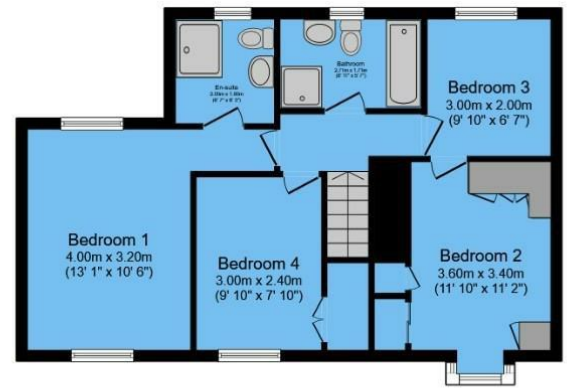


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Ground Floor



First Floor

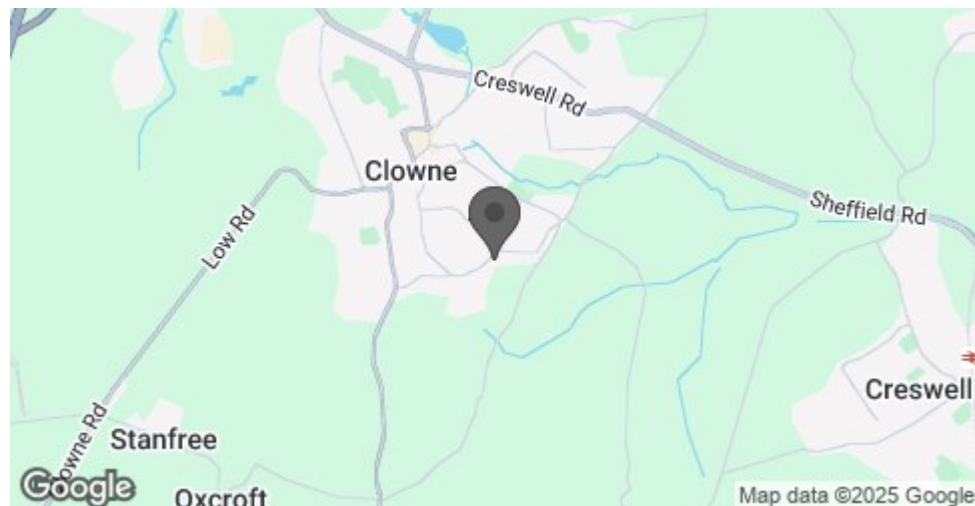
Total floor area 184.8 sq.m. (1,989 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales	EU Directive 2002/91/EC	



SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH ANNEXE - GUIDE PRICE £415,000 TO £435,000

Positioned on the east side of Chesterfield in the sought-after area of Clowne. The property is well-served by local amenities, including supermarkets, town shops, and The Arc leisure centre, all within walking distance. The property is also within the catchment area for Clowne Primary and Secondary Schools. With easy access to Chesterfield, Worksop, Sheffield, and the M1, this home offers great convenience for both work and leisure.

GENERAL REMARKS

Upon entering the property, you are welcomed by a bright and airy hallway, leading to a lounge with open fire featuring sliding doors that open into a delightful conservatory, perfect for relaxing or entertaining. A spacious games room offers the perfect space for family fun or hobbies. The well-sized kitchen is a real highlight having a Ranger Cooker with large pantry (with loft access via a drop down ladder over the Annex) housing washing machine and fridge freezer, leading directly into the separate dining room, creating an excellent flow for both day-to-day living and hosting gatherings. A conveniently located WC off the hallway.

Upstairs, you will find four generously sized bedrooms, all offering ample space. One of the bedrooms is complemented by its own three-piece suite shower room with double shower, offering privacy and convenience. The family bathroom is a fully tiled four-piece suite, providing both luxury and functionality. There is also a fully boarded loft with lighting accessed from the landing via a drop down ladder.

Having its own access from the front of the property and access into the main house via the living room into the dining room, the self-contained Annex, ideal for extended family or guests. The Annex features a bedroom, a three-piece wet room, and a separate living room, providing independent living while still being part of the main property.

Externally, the rear garden being SOUTH FACING is private and well-maintained, offering a peaceful space for relaxation and outdoor activities, with a patio area. The front of the property offers ample driveway parking.

PROPERTY INFORMATION

The property also benefits from gas central heating and uPVC double-glazed windows, ensuring warmth and energy efficiency throughout the year.

Viewings by appointment only - call Hunters Now!

Freehold, Tax Band E, EPC Rating D.

DISCLOSURE

ADVERT & DESCRIPTION DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.

All measurements are approximate.

BUYERS AML FEE DISCLOSURE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

• PERFECT FAMILY HOME • ATTACHED ANNEXE • SPACIOUS KITCHEN DINER • CONSERVATORY • FOUR GOOD SIZED BEDROOMS • PRIVATE REAR GARDEN • DRIVEWAY PARKING • CALL HUNTERS NOW