

## Meadow View

Bungalow 2, Worksop Road, Clowne

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**Blenheim**  
Park Estates





A Well-Presented Three  
Bedroomed Detached Home







### Entrance Hall

With wall-mounted light points and a central heating radiator. Oak doors open to the lounge, WC, master bedroom, bedroom 3, bathroom, bedroom 2 and dining kitchen. Double oak doors open to a storage cupboard with shelving. Access can be gained to a loft space.



Meadow View



## Welcome to Meadow View

Positioned on a private road and accompanied by wonderfully manicured gardens is this well-presented three bedroomed detached bungalow. Overlooking open field views to the front and benefitting from a south-facing aspect, Meadow View provides well-presented living spaces that are ideal for a variety of purchasers.

Inside the property, two spacious reception rooms offer a lovely retreat, including a lounge with an eye-catching stone surround and hearth. The dining kitchen is well-appointed and has a breakfast bar with the provision for seating for up to three people, and ample space for a dining table. There is a sizeable master bedroom, another nicely sized double bedroom, a single bedroom and a modern family bathroom.

The primary highlight of the home is its beautiful garden which wraps around the majority of the property and contains well-stocked mature borders and two seating areas. Also, there is off-road parking for multiple vehicles within a gated driveway and a garage which can provide parking for one car and still have additional space for storage.

The location of the property is a short distance away to the amenities of Clowne and Barlborough which offer shops, restaurants, bars, public houses and schooling. Sheffield and Chesterfield can be reached within a convenient time and the M1 motorway network is easily accessible for longer journeys to Leeds, Nottingham and London.

**The property briefly comprises on the ground floor:** Entrance hall, lounge, sitting room, dining kitchen, pantry, WC, master bedroom, bedroom 3, bathroom and bedroom 2.

### Ground Floor

A composite entrance door with double glazed obscured panels and a matching side panel opens to the:

#### Entrance Hall

With wall-mounted light points and a central heating radiator. Oak doors open to the lounge, WC, master bedroom, bedroom 3, bathroom, bedroom 2 and dining kitchen. Double oak doors open to a storage cupboard with shelving. Access can be gained to a loft space.

#### Lounge

19'9 x 13'11 (6.03m x 4.25m)  
A generously sized lounge with front and side facing UPVC double glazed windows, coved ceiling, wall mounted light points, central heating radiators and a TV/aerial point. The focal point of the room is the stone chimney breast with a stone hearth and an electric log effect fire. Double timber doors with glazed panels open to the sitting room.

#### Sitting Room

21'7 x 11'2 (6.58m x 3.40m)  
A superb reception room with side and rear facing UPVC double glazed windows, coved ceiling, wall mounted light points,

central heating radiators and a TV/aerial point. An opening gives access to the dining kitchen.

#### Dining Kitchen

21'7 x 12'10 (6.58m x 3.92m)  
A fabulous dining kitchen with ample space for a dining table and a breakfast bar provides additional seating.

#### Dining Area

Having a pendant light point, central heating radiators and a storage cupboard with shelving. Oak doors open to the entrance hall and pantry.

#### Pantry

Having a flush light point, fitted shelving and a work surface.

#### Kitchen Area

A well-appointed kitchen with a rear facing UPVC double glazed window, recessed lighting, central heating radiator, a telephone point and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating timber work surfaces, upstands and an inset Lamona 1.5 bowl stainless steel sink with a chrome mixer tap. A breakfast bar with a matching work surface extends to provide seating for three chairs. Appliances include an Indesit four-ring induction hob with an extractor hood above, Indesit fan assisted oven/grill and a De Dietrich dishwasher. There is space/provision for a freestanding fridge/freezer and an automatic washing machine. A composite door with double glazed obscured panels opens to the rear of the property.





**Lounge**  
19'9 x 13'11 (6.03m x 4.25m)

A generously sized lounge with front and side facing UPVC double glazed windows, coved ceiling, wall mounted light points, central heating radiators and a TV/aerial point. The focal point of the room is the stone chimney breast with a stone hearth and an electric log effect fire. Double timber doors with glazed panels open to the sitting room.

A Bright Reception Room  
with a Stone Chimney Breast







**Sitting Room**  
21'7 x 11'2 (6.58m x 3.40m)

A superb reception room with side and rear facing UPVC double glazed windows, coved ceiling, wall mounted light points, central heating radiators and a TV/aerial point. An opening gives access to the dining kitchen.







### Dining Kitchen

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A Superb Open Plan  
Dining Kitchen...





**Master Bedroom**  
**15'0 x 13'7 (4.57m x 4.13m)**

A spacious master bedroom with front and side facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiators and TV/aerial cabling.



A Generously Sized  
Master Bedroom







### WC

Having a pendant light point, extractor fan and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with traditional chrome taps and a tiled splash back.



### Bedroom 3

10'2 x 10'0 (3.10m x 3.04m)

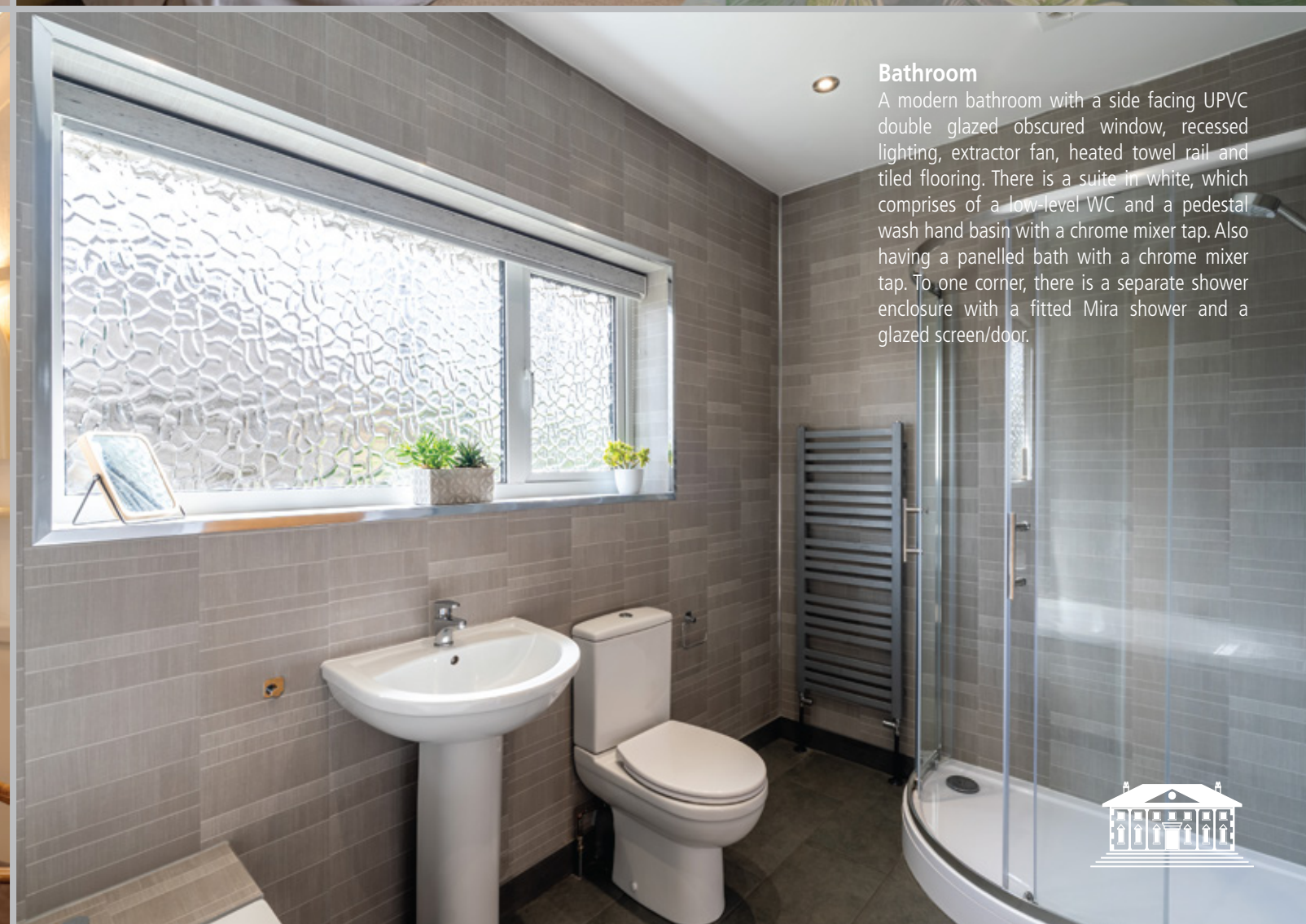
Having a side facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and a telephone point. To one corner, there is a fitted storage cupboard with short hanging and shelving.



### Bedroom 2

12'7 x 11'8 (3.83m x 3.56m)

Another double bedroom with a side facing UPVC double glazed window, coved ceiling, pendant light points and a central heating radiator. To one corner, there is a wash hand basin with a chrome mixer tap, storage beneath and a wall mounted light point above.

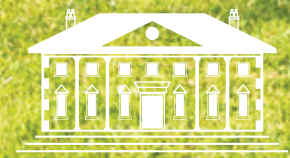


### Bathroom

A modern bathroom with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, heated towel rail and tiled flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. Also having a panellled bath with a chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Mira shower and a glazed screen/door.







Meadow View

## Providing Well-Proportioned Accommodation, Conveniently Set Across One Floor

From the entrance hall, an oak door opens to the:

### WC

Having a pendant light point, extractor fan and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with traditional chrome taps and a tiled splash back.

### Master Bedroom

15'0 x 13'7 (4.57m x 4.13m)

A spacious master bedroom with front and side facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiators and TV/aerial cabling.

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### Exterior and Gardens

From Worksop Road, a private road leads to wrought iron gates, which open to Meadow View. The driveway runs down the right side of the property, providing parking for several vehicles and having exterior lighting and a long, raised flower bed. Wrought iron pedestrian gates open to the front and rear of the property. Access can be gained to a double garage.

### Double Garage

21'4 x 18'9 (6.50m x 5.71m)

Having a side facing UPVC double glazed obscured window, up-and-over door, light and power. A composite personnel entrance door with an obscured double glazed panel opens to the driveway.

From the driveway, a wrought iron pedestrian gate opens to a stone flagged path, which leads to the front of the property and wraps around to the left side of the house. Stone steps rise to a stone flagged patio with exterior lighting and access can be gained to the main entrance door. There is a garden, which is mainly laid to lawn with mature trees, shrubs and planted borders. The garden wraps around to the left side of the house with a circular paved patio and a gravelled area with two mature trees to either side. The stone flagged path continues to the rear.

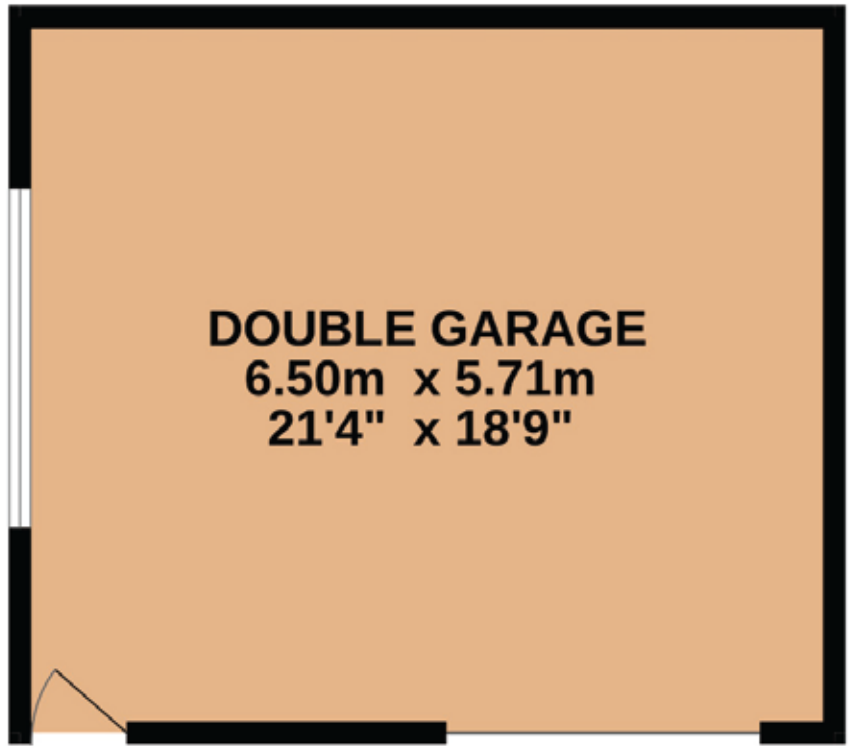
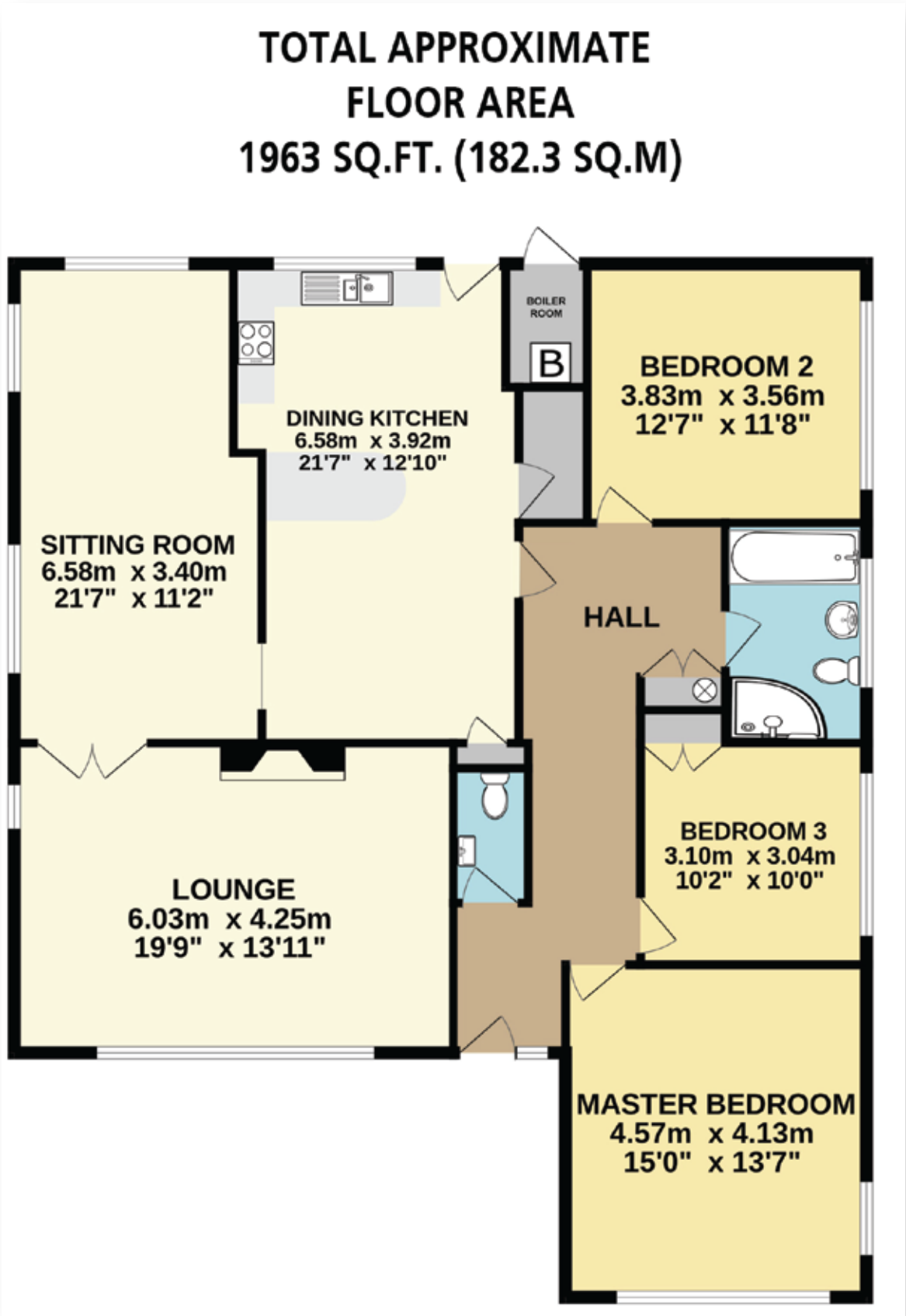
To the rear of the property, there is a further garden that is mainly laid to lawn with mature trees and shrubs. To the side of the garden, there is a large block paved area containing exterior lighting, a gravelled area and a raised planted border with an inset pond. To one corner, there is a seating area with a timber pergola and access can be gained to a garden store. Access can also be gained to the dining kitchen and boiler room. The property is enclosed by stone walling with wrought iron railings and mature hedging.

### Boiler Room

Having a wall mounted light point, power, water tap and housing the Glow-Worm boiler.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





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### Double Garage 21'4 x 18'9 (6.50m x 5.71m)

Having a side facing UPVC double glazed obscured window, up-and-over door, light and power. A composite personnel entrance door with an obscured double glazed panel opens to the driveway.







### Exterior and Gardens Continued

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A Mature Front Garden which  
Benefits from a South-Facing Aspect







#### Exterior and Gardens Continued

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Viewing strictly by appointment with our consultant on

0114 358 2020

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**Tenure:** Freehold

**Council Tax Band:** C

**Services:** Mains gas, mains electric, mains water and mains drainage. The broadband is ADSL and the mobile signal is good.

**Shared Access/Rights of Access:** The property is positioned on a private road, which is maintained amongst all neighbours.

**Covenants/Easements/Wayleaves and Flood Risk:** None and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Meadow View,  
Bungalow 2, Worksop Road, Clowne,  
Chesterfield, Derbyshire, S43 4TD

**Offers in the Region of £580,000**