



HOPKINS & DAINTY

ESTATE AGENTS



Portland Street, Chesterfield, S43 4SB

£185,000

NO UPWARD CHAIN

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this spacious three bedroom semi detached home, standing on a large garden plot. Nestled in the village of Clowne, convenient for access to the M1 at junction 30.

This lovely home offers a perfect blend of character and modern living, with a front lounge, open plan dining room and an impressive kitchen (with a range of integrated appliances). There is also a rear porch/conservatory which provides access out onto the delightful rear garden. On the first floor, there are two double bedrooms and a useful dressing room which leads through to the stylish bathroom. On the top floor, there is a third double bedroom in the loft space.

The property has gas central heating off a modern combination boiler, double glazing as stated and driveway parking. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Lounge 12'10" x 12'10" (3.93 x 3.92)



Accessed via a front entrance door. With a feature fireplace, laminate flooring, radiator, double glazed front and side windows and a door to:

Dining Room 12'9" x 12'11" (3.91 x 3.95)



With open access through to the kitchen, laminate flooring, a radiator, double glazed side window and stairs rising to the first floor with a storage cupboard under.

Kitchen 13'3" x 7'4" (4.04 x 2.25)



Fitted with a contemporary range of units, worktops and a wooden breakfast bar; incorporating an inset sink and drainer. There is an integrated induction hob, electric oven, microwave, dishwasher and fridge/freezer. Heated towel rail, laminate flooring and two double glazed side windows.

Rear Porch/Conservatory 12'5" x 4'10" (3.79 x 1.49)



With tiled flooring, a double glazed window and French doors opening onto the garden.

First Floor Landing



Access to the loft bedroom, a radiator and laminate flooring. Doors leading off.

Bedroom 1 12'11" x 12'11" (3.95 x 3.94)



Generous front bedroom spanning the full width of the property. With double glazed front and side windows, laminate flooring and a radiator.

Bedroom 2 9'11" x 9'9" (3.04 x 2.99)



Rear bedroom with under stairs storage space. Laminate

flooring, a radiator, coving to the ceiling and a double glazed rear window.

Dressing Room 9'4" x 7'3" (2.86 x 2.22)



Useful dressing room with laminate flooring, a radiator, double glazed side window and door to:

Bathroom 7'3" x 7'2" (2.21 x 2.19)



Three piece suite comprising bath with a shower over and mixer tap; wash hand basin and WC. Decorative tiled splashbacks, a radiator and double glazed rear window.

Loft Bedroom 3 12'11" x 10'0" (+eaves) (3.96 x 3.07 (+eaves))



Measurements include the stairs.

Spacious bedroom with laminate flooring, a radiator and double glazed roof light. Eaves storage space and a small cupboard.

Front/Parking

At the front of the property there is a pebbled hardstanding and side driveway, providing access to the rear garden.

Rear Garden



Delightful lawn and patio garden with a greenhouse, storage sheds and fence/hedge boundary.

Garden Store 7'2" x 3'6" (2.20 x 1.09)

With plumbing for a washing machine, space for a tumble dryer, electric light and power connected and the wall mounted gas boiler.

Draft Sales Details

These sales details have been submitted to our clients

and are awaiting approval by them - they are distributed on this basis and are subject to change.

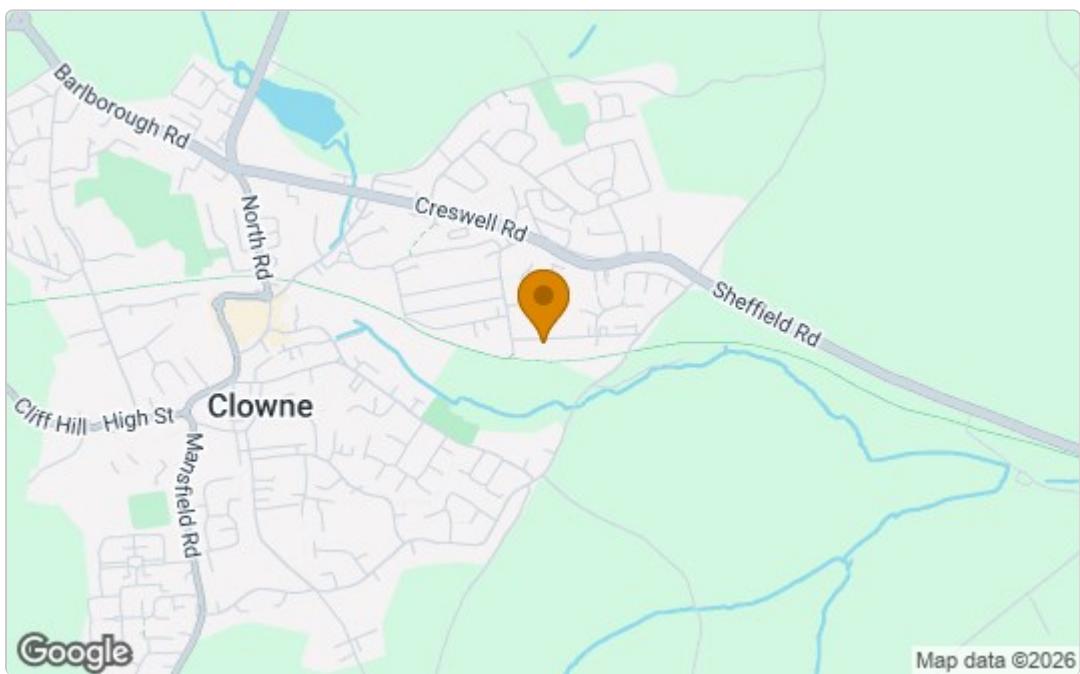
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

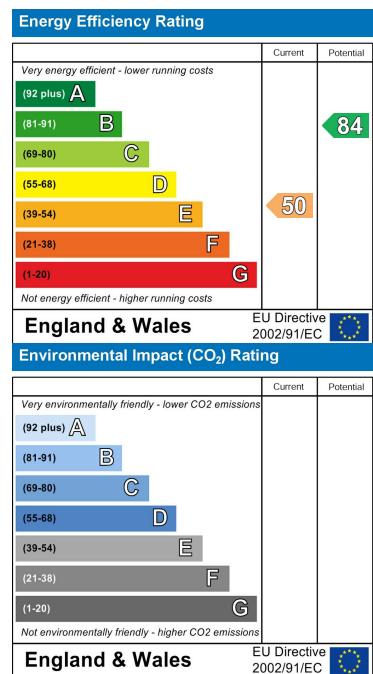
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.