



28 Gray Street, Clowne

£110,000 Freehold

Refurbished two-bed mid-terrace on Grey Street with two reception rooms, modern bathroom, detached two-story garage, great transport links, freehold, and Council Tax Band A.

Council Tax band: A | Tenure: Freehold | EPC: D

STARTING BID £110,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

Located on popular Grey Street, this beautifully refurbished two-bedroom mid-terraced house offers a warm and inviting home ideal for small families or first-time buyers. Step inside to discover two cosy reception rooms, perfect for relaxing evenings or entertaining guests, complemented by a sleek, modern bathroom that adds a touch of luxury to daily living. Both bedrooms are generously sized, providing comfortable retreats at the end of the day. The property has been thoughtfully updated throughout, blending contemporary finishes with classic charm to create a move-in ready space you will be proud to call home. A standout feature is the detached two-story garage, offering exceptional flexibility for storage, hobbies, or even a home office (subject to any necessary consents), setting this home apart from others in the area. With excellent transport links and close proximity to Chesterfield, commuting and accessing local amenities is effortless. Offered as a freehold property and falling within Council Tax Band A, this is a fantastic opportunity to secure a stylish, practical home in a sought-after location. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.





Living Room

The living room welcomes you with a bright bay window that fills the space with natural light, creating a warm and inviting atmosphere. The neutral decor and clean lines provide a fresh backdrop, while the door leads seamlessly into the dining room, offering a practical flow for everyday living and entertaining.

Dining Room

This well-proportioned dining room offers flexible space for family meals and entertaining. With a window overlooking the rear and a doorway leading to the kitchen, the room feels connected yet distinct. Its neutral tones and simple design allow for easy personalisation.

Kitchen

The kitchen is fitted with a range of cabinetry topped with warm wood-effect work surfaces, complemented by modern appliances including an oven and a sleek hob. A window to the side provides natural light, and the layout offers practical workspace with direct access to the dining room and rear entrance.





Bedroom 1

Bedroom 1 is a spacious and light room with a large window allowing plenty of natural daylight. The neutral walls and fitted carpet create a blank canvas to personalise. The room benefits from a built-in cupboard and retains a traditional chimney breast feature, adding character and charm.

Bedroom 2

Bedroom 2 is thoughtfully sized with a window that lets in natural light and a simple, neutral decor that offers versatility for furnishing. The room is carpeted for comfort and provides a quiet retreat within the home.

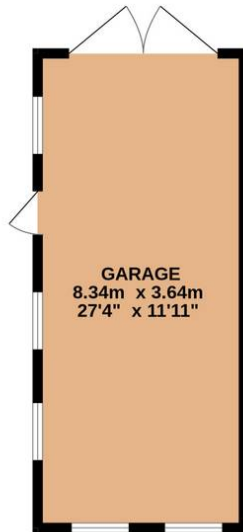
Ensuite - Bathroom

The bathroom is neatly arranged with a white suite comprising a bathtub with shower over, pedestal wash basin, and toilet. Two windows provide natural light, while a built-in cupboard offers useful storage. The walls are tiled around the bath area and the floor is finished with dark tiles, all combining to create a clean and practical space.

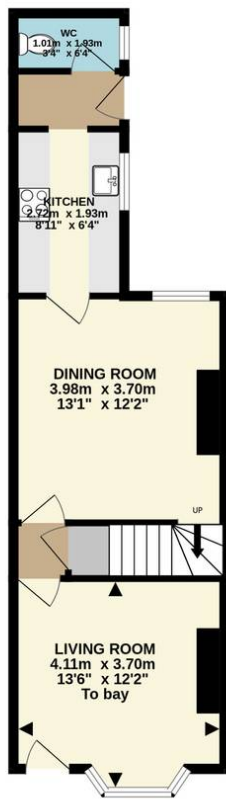
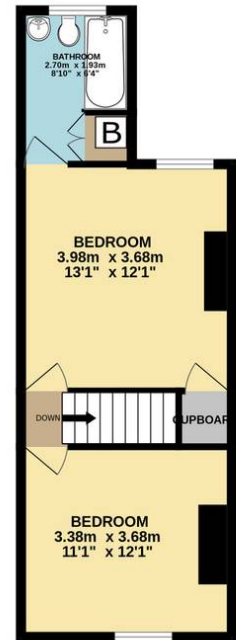




GROUND FLOOR
70.1 sq.m. (755 sq.ft.) approx.



1ST FLOOR
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA : 105.0 sq.m. (1130 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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