



£250,000 Freehold

52 CLOWNE ROAD | BARLBOROUGH | CHESTERFIELD | S43 4EJ





## PICTURE PERFECT INSIDE AND OUT...

Situated on Clowne Road in the charming village of Barlborough, this delightful three bedroom traditional style semi detached house offers a perfect blend of comfort and style. You will also benefit from convenient access to local amenities, schools and transport links.

Upon entry you are welcomed into the living room, a cosy space that is perfect for spending time relaxing with family. Through into the kitchen/diner, the kitchen is complete with an array of matching cabinetry and the room offers ample space for your dining furniture. This home benefits from a conservatory, creating a a gorgeous setting to relax and enjoy views of the garden all year round!

Heading upstairs you will find three well proportioned bedrooms, all with ample space and opportunity to make your own. To complete this floor is the family bathroom.

As you head outside, you will find the outdoor space provides a wonderful opportunity for relaxation and gardening, with patio areas and laid lawn, this is a great space to entertain friends and family. The property benefits from a garage and off road parking to the rear.

This property is not just a house; it is a place where memories can be made and cherished. If you are seeking a semi-detached home that combines traditional charm with modern living, this property is certainly worth your consideration.

Call today to view!





#### Living Room 21'7" x 10'5"

Allowing access into the property, complete with central heating radiators and windows to the front elevation.

#### Kitchen/Diner 21'7" x 11'1"

Complete with an array of matching wall and base units with complimentary worktop over. It features an inset sink and drainer, integrated fridge, freezer and dishwasher. This room also offers ample space for your dining furniture. Central heating radiator and window to the rear elevation.

#### Conservatory 11'8" x 11'1"

With windows surround and doors providing access to the rear garden.

#### Bedroom One 13'3" x 11'0"

Carpeted flooring, central heating radiator and window to the rear elevation.

#### Bedroom Two 9'4" x 10'6"

Carpeted flooring, central heating radiator and window to the front elevation.

#### Bedroom Three 7'10" x 11'1"

Carpeted flooring, central heating radiator and window to the rear elevation.

#### Bathroom 5'5" x 6'11"

Complete with a low flush WC, hand wash basin and bath. Frosted window to the front elevation.

#### Outside

To the rear has a patio and lawned areas, off street parking and garage.

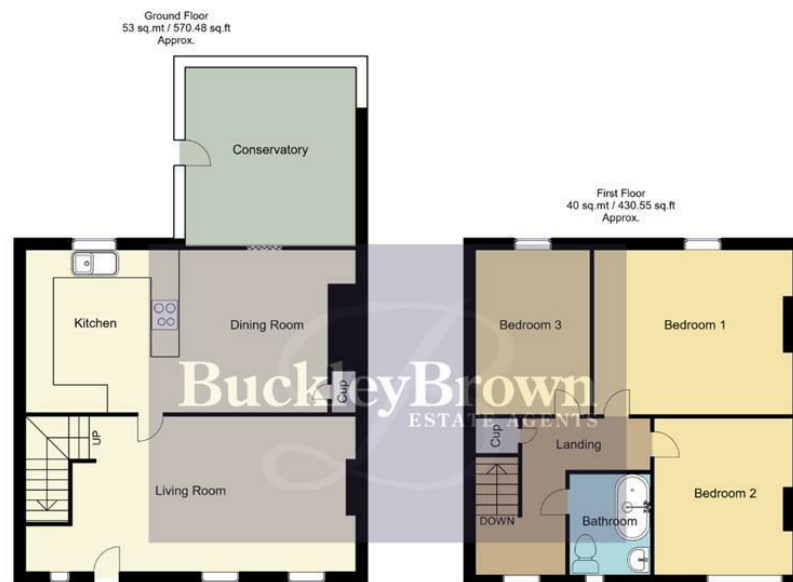
#### Garage



Accessible from the front elevation and benefits from an EV charging point.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



52 CLOWNE ROAD  
BARLBOROUGH  
CHESTERFIELD  
S43 4EJ



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BuckleyBrown**  
ESTATE AGENTS