



## 14 Wheatsheaf Way, Clowne

£190,000 Freehold

Modern semi-detached house in Clowne with two bedrooms, two bathrooms, open-plan living area, and stylish kitchen. Close to local amenities and transport links. Video tour available.

Council Tax band: B

Tenure: Freehold

Nestled in the charming area of Wheatsheaf Way, Clowne, Chesterfield, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you are welcomed into a spacious open-plan room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The kitchen with its modern appliances and stylish design opens up into the lounge / dining room area for a modern and expansive downstairs living area. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The house features two bathrooms, providing convenience and privacy for all occupants. This is particularly advantageous for busy mornings or when hosting visitors, ensuring that everyone has ample facilities at their disposal.

The location of this property is another significant advantage. Clowne is a vibrant community with a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to Chesterfield and surrounding towns, making it an excellent choice for commuters.

In summary, this semi-detached house on Wheatsheaf Way offers a perfect blend of comfort, convenience, and community. With its two bedrooms, two bathrooms, and inviting reception room, it is a wonderful place to call home. Do not miss the chance to view this property and discover all that it has to offer.

Video tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing!





### Entrance Hall

The entrance hall welcomes you with a fresh and bright atmosphere, featuring a window beside the door that allows natural light to flood in. Neutral decor and a practical layout create a warm and inviting first impression, with a staircase leading to the upper floor.

### Kitchen/Diner

12' 0" x 13' 4" (3.66m x 4.07m)

The kitchen/diner is a modern, stylish space fitted with sleek cream units and dark worktops. Integrated appliances including an oven and microwave are built in, while a gas hob with an extractor sits neatly on the countertop. The open-plan layout flows seamlessly into the lounge, creating a comfortable and sociable area for cooking and dining.

### Lounge

7' 2" x 13' 4" (2.19m x 4.07m)

The lounge offers a cosy and inviting space with ample natural light thanks to large windows and glazed doors opening into the sun room. With space for comfortable seating arrangements and soft carpeting create a warm atmosphere ideal for relaxing or entertaining.

### Sun Room

9' 2" x 13' 4" (2.80m x 4.07m)

The sun room is a bright and airy extension at the rear of the property, accessed through the lounge via internal doors. It features large windows and double doors leading out to the garden, making it a tranquil spot to enjoy the outdoors from inside. The flooring complements the light-filled space perfectly for a relaxed feel.





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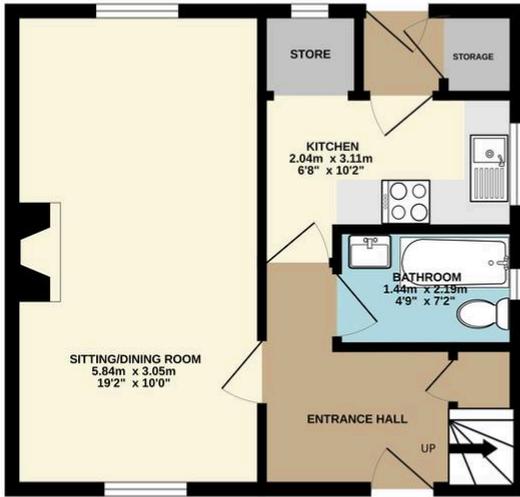
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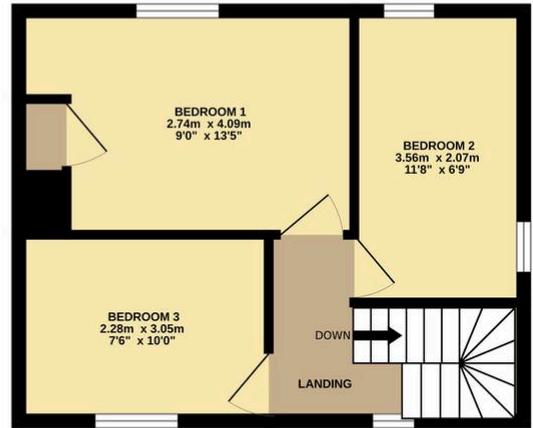
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GROUND FLOOR  
35.4 sq.m. (381 sq.ft.) approx.



1ST FLOOR  
30.5 sq.m. (328 sq.ft.) approx.



TOTAL FLOOR AREA : 65.9 sq.m. (709 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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EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

