



Wheatsheaf Way, Clowne, Chesterfield, S43 4FA

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 EPC

B

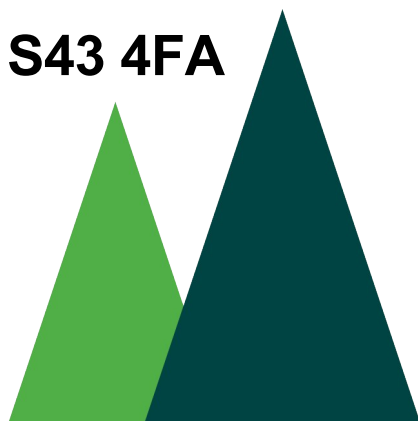
Offers In The Region Of
£200,000 - £250,000

P I N E W O O D



Wheatsheaf Way Clowne Chesterfield

S43 4FA



Offers In The Region

3 bedrooms
2 bathrooms
1 receptions

- Open plan living area, featuring a stunning kitchen / dining room / lounge area
 - Modern kitchen appliances, with ample space to feed the family
 - Three spacious bedrooms, two doubles and one large single
 - Two stylish bathrooms, with modern appliances
- Semi-detached house, located on a lovely family friendly modern estate
 - Large garden area with a mixture of grass and paving
 - Located in Clowne, Chesterfield
 - Close to local amenities
 - Easy access to transport links - Close to M1 for commuting
 - Freehold - Council Tax Band: B



****STUNNINGLY PRESENTED SEMI-DETACHED HOME, AMPLE SPACE AND ENDLESS POSSIBILITIES****

Proudly located within Wheatsheaf Way in the charming village of Clowne, Chesterfield, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2010, the property spans an impressive 898 square feet and boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are greeted by an incredible open plan downstairs living area that seamlessly combines the kitchen, dining room, and lounge. This thoughtfully designed space is perfect for entertaining or simply enjoying quality time with loved ones. The kitchen is equipped with modern integrated appliances, including an oven, microwave, dishwasher, and hob, ensuring that cooking and meal preparation are both efficient and enjoyable.

The property features two bathrooms, providing convenience for family living or guests. Additionally, there is ample parking available for two vehicles, a valuable asset in this desirable location.

Clowne is a welcoming community with local amenities and excellent transport links, making it a fantastic place to call home. This semi-detached house on Wheatsheaf Way is not just a property; it is a lifestyle choice that offers comfort, style, and practicality. Do not miss the opportunity to make this wonderful house your new home.

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

Hallway

A fresh and welcoming hallway greets you with glossy tiled flooring that extends throughout the ground floor. The space is bright and airy, with a modern white front door featuring vertical glass panels allowing natural light to filter in.

Lounge / Dining Room / Kitchen

27'8" x 16'3" (8.42m x 4.95m)

This open-plan lounge, dining room, and kitchen offers a spacious and inviting area to relax and entertain. The lounge is carpeted and features space for a sofa and armchair, with natural light streaming through wide double glass doors that open directly onto the garden patio. Neutral walls and contemporary light fittings create a clean, calm atmosphere. Flowing seamlessly into the dining area, there is space for a large dining table to sit positioned beneath a modern pendant light. The kitchen is finished with light wood-effect cabinetry, white upper cabinets, and integrated appliances including an oven, microwave, and gas hob. The kitchen's clean lines are complemented by tiled flooring and under-cabinet lighting, with a window providing outlook to the front. The open layout maximises space and light, creating a versatile family living area.

WC

7'3" x 5'0" (2.22m x 1.53m)

The WC on the ground floor is tiled with clean, neutral tiles on both floor and walls, providing a practical and fresh space. It includes a modern cistern with a wall-hung toilet and a small corner sink beneath a window, bringing in natural light.

Landing

The staircase rises neatly from downstairs, carpeted in a soft grey that flows through to the first floor landing and bedrooms. White walls and natural wood handrails create a bright and fresh atmosphere, with a storage cupboard tucked conveniently underneath the stairs that houses facilities to accommodate a washing machine.

Bathroom

6'11" x 7'5" (2.10m x 2.25m)

The main bathroom is a bright and modern space featuring a white bath with a glass shower screen and a wall-mounted shower. The walls are finished with a tasteful combination of soft cream and textured tiles, while the floor is laid with wood-effect vinyl for a warm touch. A white basin and concealed cistern toilet complete the arrangement, with a frosted window providing natural light and ventilation.

Bedroom 1

13'7" x 9'2" (4.13m x 2.80m)

Bedroom 1 is a restful retreat with a soft grey carpet and fresh white walls, with space for a double bed. The room includes a built-in wardrobe with sliding mirrored doors, reflecting light and enhancing the sense of space. An ensuite shower room offers convenience and privacy.

Ensuite

The ensuite shower room attached to Bedroom 1 is compact yet functional, with sleek grey wall tiles, a glass shower cubicle, a wall-mounted basin, and a modern toilet. Recessed lighting and a small mirrored cabinet contribute to the room's contemporary feel.

Bedroom 2

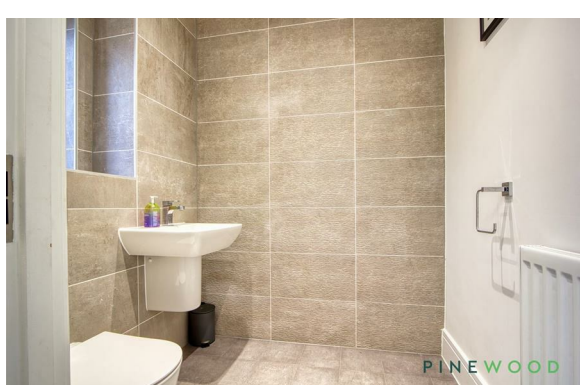
9'9" x 9'3" (2.98m x 2.81m)

Bedroom 2 is comfortably sized with soft grey carpets and fresh white walls. It benefits from natural light through the window and includes built-in wardrobes providing ample storage space.

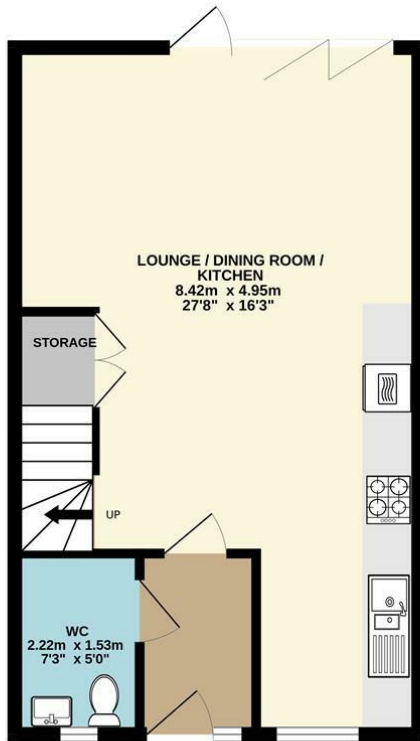
Bedroom 3

9'5" x 7'5" (2.86m x 2.25m)

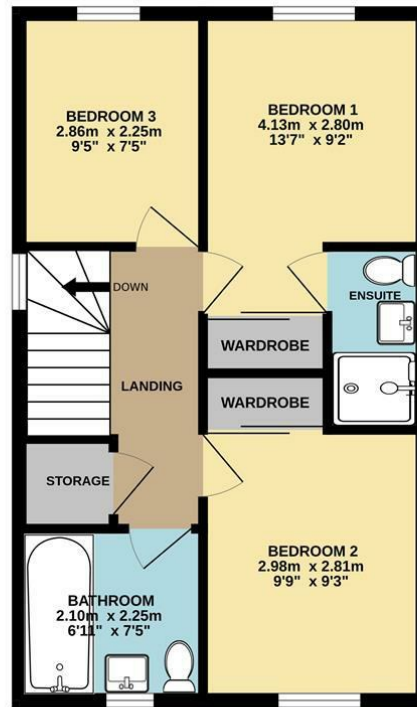
Bedroom 3 is a smaller room, carpeted in soft grey with white walls. It has a window offering natural light and overlooks the garden.



GROUND FLOOR
41.7 sq.m. (449 sq.ft.) approx.

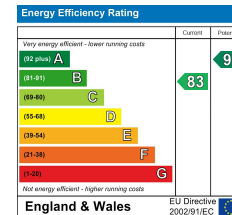


1ST FLOOR
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA : 83.4 sq.m. (898 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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Rear Garden

The rear garden is a generous, well-enclosed outdoor space with a neat lawn bordered by dark painted wooden fencing. A paved patio area lies directly outside the property's rear doors, ideal for seating and outdoor dining. This garden offers a private and peaceful spot for relaxation or family activities.

Front Exterior

The front exterior of the property is a modern, red-brick semi-detached house with light-coloured stone detailing framing the front door and windows. A short flight of steps leads up to a dark front door with a vertical glass panel. There is parking space on the driveway, and the property is set within a tidy, well-maintained neighbourhood.

General Information

EPC: B
Total Floor Area: 898 sq. ft. approx
Council Tax Band: B
uPVC Double Glazed
Combi boiler
In cupboard upstairs
Potterton Promax Ultra 40 Combi

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.
The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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