



Wheatsheaf Way, Clowne Chesterfield S43 4FA

welcome to

Wheatsheaf Way, Clowne Chesterfield

****Guide Price £230,000 - £240,000**** A modern semi-detached home offering open plan living, three comfortable bedrooms, an en-suite shower room and family bathroom. The property benefits from off-street parking, a mature rear garden with patio area for entertaining.

Entrance Hall

The welcoming entrance hall draws the eye into the home beyond, with open sight lines to the main living area. Carpeted stairs ascend to the first floor. With door to the utility closet and WC beyond.

Living Kitchen/Diner

The open concept living/kitchen/diner is the perfect space for busy family life. To the front elevation a well-stocked kitchen provides ample storage solutions. Finished in modern gray styling, the space feels bright and inviting and offers ample counter-top space for cooking and incorporates a stainless steel sink and drainer unit. The kitchen offers the benefit of an integral electric oven with gas hob and extractor hood, together with an integral microwave, dishwasher and fridge/freezer. Tiled flooring flows into a central dining area, which leads in turn to a generous seating area set before bi-fold doors leading to the garden, bathing the space in natural light and making this the ideal space for summer entertaining.

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Off the hall lies a spacious laundry cupboard with space and plumbing for a washing machine. There is space for additional storage too, with the current occupants housing an additional freezer here! A further door leads into a comfortable WC with low level WC and pedestal hand-wash basin.

First Floor Landing

Carpeted stairs ascend to a central landing area with loft access, airing cupboard for storing linens and towels and doors to:

Bedroom One

A comfortable double bedroom benefitting from fitted wardrobes, maximising the floor space on

offer. With fitted carpet, radiator, double glazed window and door to:

En-Suite

Fitted with a modern suite comprising walk in shower, pedestal hand-wash basin and low level WC. The en-suite also features partial tiling and extractor fan.

Bedroom Two

A second comfortable double, ideal for visiting guests. With fitted carpet and double glazed window

Bedroom Three

A comfortable single room, ideal for use as a home office or dressing room if desired. With fitted carpet and double glazed window.

Family Bathroom

Fitted with a white suite comprising panel bath with shower over, pedestal hand-wash basin and low level WC. The bathroom benefits from partial tiling and frosted double glazed window.

Outside

The property sits back from the road at the head of a generous driveway providing off-street parking for two vehicles. To the rear, the property offers a practical garden with patio area for entertaining and established lawn. With fenced borders.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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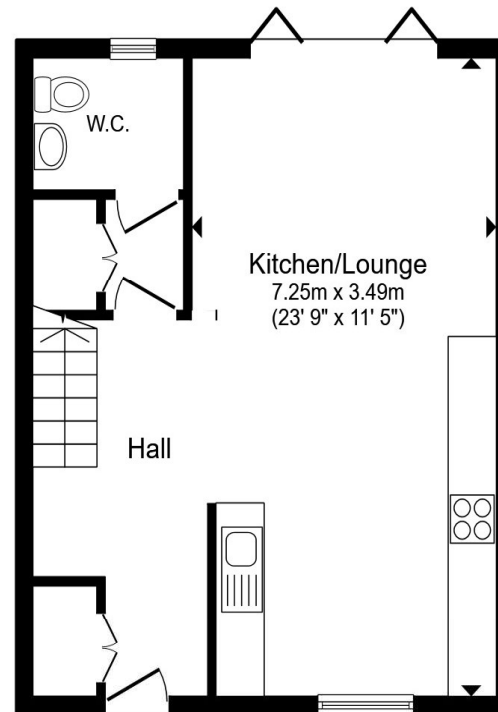
Wheatsheaf Way, Clowne Chesterfield

- **Guide Price £230,000 - £240,000**
- **Council Tax Band B**
- Ideal First or Second Home
- Three comfortable bedrooms
- Off-Street Parking

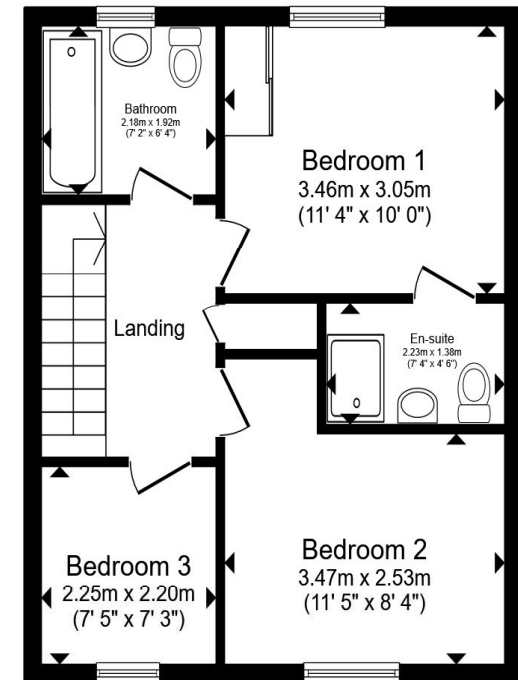
Tenure: Freehold EPC Rating: B
Council Tax Band: B

guide price

£230,000



Ground Floor



First Floor

Total floor area 83.7 m² (901 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
CSF105384 - 0009

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william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk

Under the terms of the Estate Agency Act 1979 (Section 2), please note that the vendor is an Employee of the Connells Group of companies.