



**Bentinck Drive, Clowne, CHESTERFIELD S43 4SS**



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## **Bentinck Drive, Clowne CHESTERFIELD**

This spacious three bedroom detached bungalow is offered to market with NO UPWARD CHAIN! Whilst the property would benefit from some cosmetic attention internally, but sits on a fantastic plot with mature front and rear gardens, driveway, carport and garage!

### **Entrance Hall**

Double glazed entrance hall opens into a central entrance hall benefiting from two handy-built in storage cupboards, fitted carpet, radiator and doors to:

### **Lounge/Diner**

The L-shaped lounge diner is the perfect space for entertaining with defined spaces for both dining and relaxation. The space is well lit with dual aspect double glazed windows and double glazed sliding doors leading out to the garden. The living space also features a living flame effect fire. With fitted carpet, radiator and door to:

### **Kitchen**

The kitchen is fitted with a range of wall and base units with complimentary worktops over. Space is provided for a suite of free-standing appliances including a cooker. A stainless steel inset sink and drainer unit sits beneath a double glazed window overlooking the property's frontage. With wood effect flooring, radiator and double glazed door to the side elevation.

### **Bedroom One**

A generous double bedroom with a suite of fitted wardrobes providing ample storage. With fitted carpet, radiator and double glazed window to the rear elevation.

### **Bedroom Two**

A second comfortable double, also having built-in storage. With fitted carpet, radiator and double glazed window to the front elevation.

### **Bedroom Three**

A comfortable single room, which could easily be utilised as a home office or dressing room if required. With fitted carpet, radiator and double glazed window to the front elevation.

### **Bathroom**

Fitted with a four piece suite comprising panel bath, separate walk-in shower cubicle, pedestal hand-wash basin and low level WC. The bathroom features partial tiling, vinyl flooring, radiator and frosted double glazed window to the rear.

### **Garage**

The property features a brick built garage with manual up and over door, providing additional parking or storage as desired.





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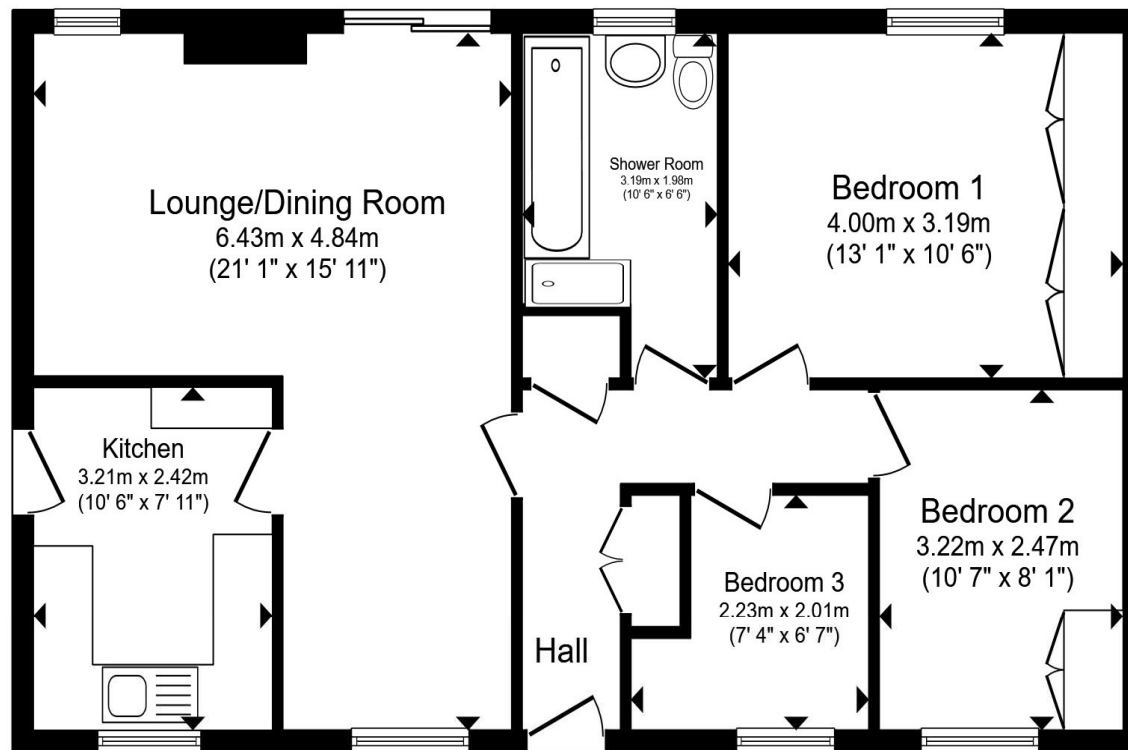
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## Bentinck Drive, Clowne CHESTERFIELD

- \*\*Council Tax Band C\*\*
- NO CHAIN
- Three Comfortable Bedrooms
- Mature Gardens
- Driveway, Carport and Garage

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£210,000**



Total floor area 70.8 m<sup>2</sup> (763 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](http://www.propertybox.io)



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Property Ref:  
CSF104936 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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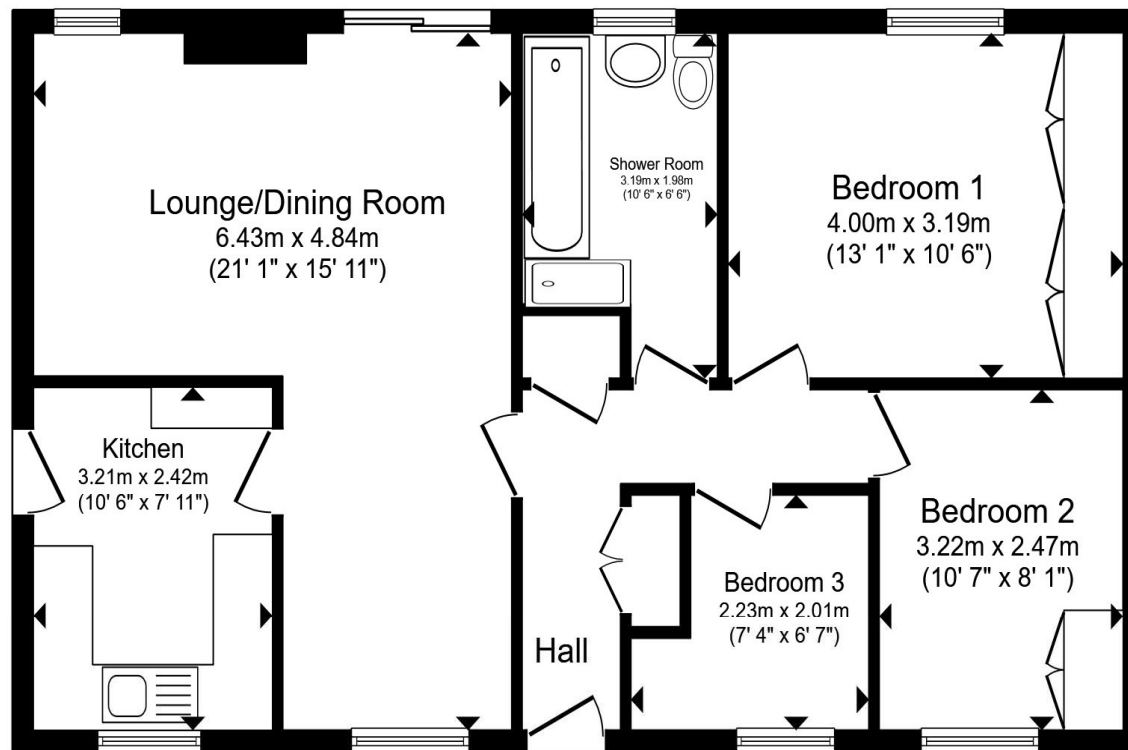
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