







Plot 4

Church Hall Place, Rectory Road • Clowne • S43 4BH

£275,000

New-build three-bedroom semi-detached home, finished to a high specification throughout with an Advantage 10 Year Warranty. Located in the popular village of Clowne, the property enjoys excellent access to everyday amenities including shops, supermarkets, cafés and local services. Transport links are strong, with straightforward access to major road networks including the M1, along with regular bus services and nearby train stations. The area is well served by local schools and benefits from nearby green spaces, parks and walking routes, making this an ideal home ready to move into for couples or small families. The front door opens into a welcoming entrance hallway. To the left is the living room, a spacious front-facing reception room featuring a bay window and offering a blank canvas ready to personalise. Opposite the living room is a convenient ground-floor WC, and the hallway also benefits from a useful storage cupboard. To the rear of the property is the kitchen diner, fitted with a modern U-shaped shaker-style kitchen providing ample storage and integrated AEG appliances. There is generous space for a dining table, with French doors opening directly onto the rear garden, allowing for plenty of natural light. To the first floor, the principal bedroom overlooks the rear garden and is a good-sized double, benefiting from a modern, part-tiled en-suite fitted with a shower cubicle, wash basin and WC. Bedrooms two and three are both positioned to the front of the property, with bedroom two being a further double and bedroom three a well-proportioned single, ideal as a home office and benefitting from a built-in storage cupboard. The family bathroom is modern and part tiled, fitted with a four-piece suite comprising a bath, separate shower cubicle, wash basin and WC. The property also benefits from an Air Source heat pump. Externally, the rear garden offers a fantastic opportunity to personalise and begins with a patio seating area leading onto a private, enclosed lawned garden (Grass will be laid prior to completion). To the front of the property is a small lawned area, alongside a side-mounted paved driveway providing off-street parking and leading to a detached brick-built single garage (Garage door will be installed before completion).





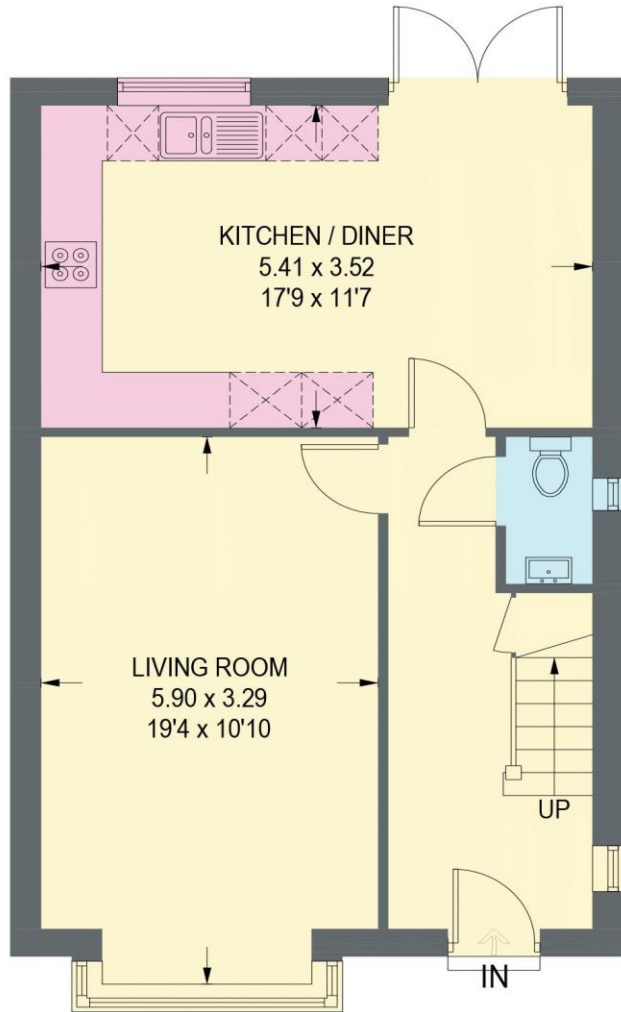
- New Build Semi Detached House
- Ready to Move Into – Advantage 10 Year Warranty
- Bay Windowed Living Room
- Modern Shaker Style Kitchen w/ AEG Appliances
- Ample Space for Dining Table & Ground Floor WC
- Three Well Proportioned Bedrooms
- Modern Four Piece Suite Bathroom & Ensuite
- Enclosed Rear Garden & Patio
- Driveway Parking & Brick Detached Garage
- Council Tax Band & EPC TBC



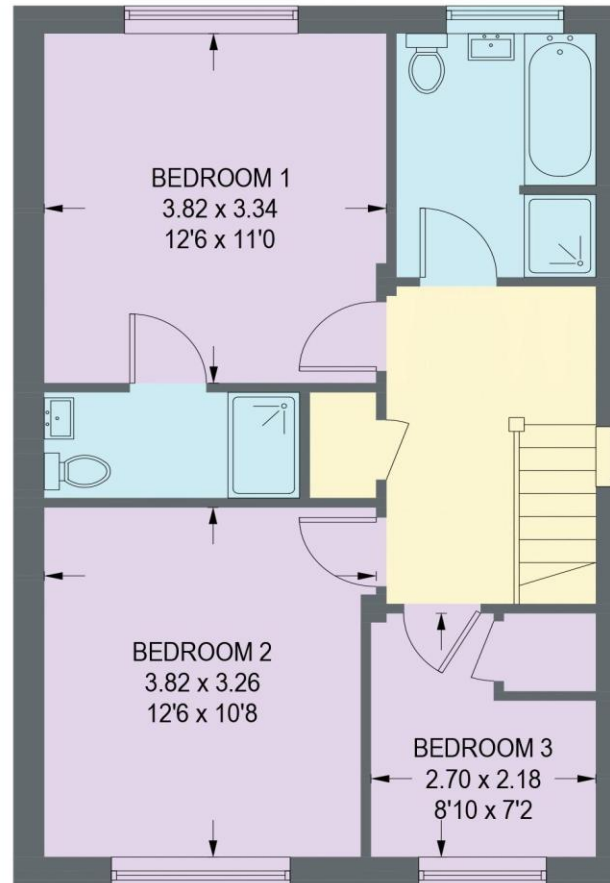


PLOT 4, CHURCH HALL PLACE

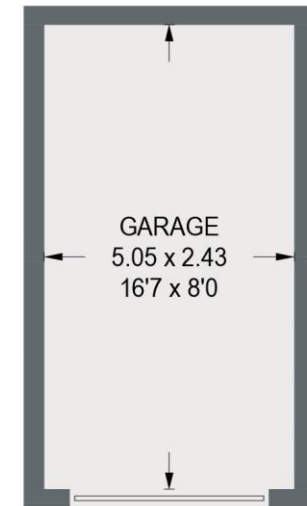
APPROXIMATE GROSS INTERNAL AREA = 110.5 SQ M / 1189.6 SQ FT



GROUND FLOOR
62.1 SQ M / 668.2 SQ FT



FIRST FLOOR
48.4 SQ M / 521.5 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1296501)



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