



Clowne Road, Stanfree Chesterfield S44 6AW

welcome to

Clowne Road, Stanfree Chesterfield

This two bedroom property is offered to market with NO CHAIN and is not to be missed. The property features two reception rooms, two comfortable bedrooms, kitchen, bathroom and cellar. Externally, the property occupies a substantial plot (held on two titles) and offers views to the rear.

Dining Room

Double glazed exterior door opens into a bright and welcoming reception room. currently used as a dining room. The space benefits from a feature stone fireplace, double glazed window to the front elevation, fitted carpet, radiator and door to:

Living Room

A short inner hall with stairs to the first floor leads in turn to a second generous reception room, also benefitting from a feature fireplace. With fitted carpet, radiator, double glazed window to the rear and sliding door to:

Kitchen

Traditional galley style kitchen fitted with a selection of wall, base and drawer units with white, farm-house style cabinet doors. complimented by wood-effect worktops. Space is provided for a free-standing cooker, together with space for a fridge/freezer and washing machine. A stainless steel sink and drainer unit sits beneath a double glazed window providing a pleasant outlook over the gardens and countryside beyond. With complimentary tiled splashbacks, vinyl flooring and double glazed door to the garden.

First Floor Landing

Carpeted stairs ascend to central landing area with fitted carpet, radiator and doors to:

Bedroom One

A comfortable double bedroom with fitted carpet, radiator and double glazed window to the front elevation.

Bedroom Two

A second double bedroom benefitting from fitted storage, fitted carpet, radiator and double glazed

window to the rear.

Bathroom

Fitted with a traditional white suite comprising panel bath, pedestal hand-wash basin and low level WC. The bathroom features partial tiling, vinyl flooring, radiator and frosted double glazed window to the rear.

Outside

The property benefits from a walled courtyard garden to the front. Double gates to the side lead to an extensive plot beyond with ample parking, sprawling lawn and summerhouse.

Agent's Note

Buyers are advised that the house and land are held currently on two seperate titles at the land registry but will be being sold as one plot.





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- **Guide Price £155,000 - £165,000**
- **Council Tax Band A**
- Substantial Plot
- Views to the Rear
- Ample Parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£155,000



Total floor area 85.3 m² (918 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:
CSF104920 - 0003

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