



131 Barlborough Road, Clowne  
£290,000





## 131 Barlborough Road

Clowne, Chesterfield

This stunning 4-bed semi-detached blends modernity and comfort with an open-plan living area inc dining / lounge and grey kitchen.

Externally there is a beautiful garden, summer house and parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four bedroom semi detached house
- Superb open plan living
- Modernised throughout
- Grey kitchen with twin eye level ovens, integrated washing machine, dishwasher, microwave and wine cooler
- Bi-folding doors to outside space
- Office / Work from home space/ Bar / Gym / Summer House
- Lovely views over fields to front
- Driveways to front and rear
- Close to Heritage school



### Hall

The modern front composite door opens into the hallway decorated in modern colours and providing access to all ground floor rooms.

### Lounge

8' 4" x 12' 1" (2.55m x 3.69m)

The living area is discreetly tucked away providing that serene space to relax and unwind.

### Dining Area

10' 2" x 29' 5" (3.10m x 8.96m)

WOW what an amazing space that is open plan to the kitchen and the lounge area. With large Bi-folding doors lighting the space the entertaining opportunities are endless as the inside flows seamlessly to the outside space.

### Kitchen Area

11' 5" x 13' 4" (3.49m x 4.06m)

Modernised in recent years this is such a lovely space for those with culinary skills. The central island is surrounded by wall and floor mounted units in a gloss grey with contrasting white quartz work surfaces. With two eye level ovens, a gas hob with microwave below and extractor above everything is conveniently designed to offer the professional flow. The one and a half bowl modern sink with black spray tap has splashbacks in black gloss brick style tiling. A wine chiller to the end of the units provides for that cool beverage when required. Being open plan to the dining area this is one of your dream kitchens.



### Bathroom

7' 2" x 6' 1" (2.18m x 1.86m)

Located just off the Hall the bathroom has a fabulous freestanding bath with floor mounted tap inviting you to soak away the day. With a modern wash hand basin on a vanity unit and WC the room is fully tiled.



#### **Bedroom One**

10' 5" x 10' 11" (3.18m x 3.33m)

Located at the front of the house this double bedroom has a lovely bay window to the front.

#### **Bedroom Two**

10' 5" x 12' 6" (3.18m x 3.82m)

This room is currently set up as a Living room at the front of the house but has previously been the second bedroom. It has a lovely bay window to the front and access to the kitchen area.

#### **Bedroom Three**

9' 8" x 12' 3" (2.95m x 3.74m)

Located in the roof space this bedroom offers some fantastic views across the land in front of the property. This room has access to the en-suite shower room and a door to the stairwell.

#### **En-Suite**

The en-suite shower room has a shower cubicle, white wash hand basin and a WC.

#### **Bedroom Four**

9' 8" x 10' 11" (2.95m x 3.32m)

A further bedroom in the roof space with views to the front.





### **Work from Home Space**

23' 8" x 9' 5" (7.22m x 2.86m)

This garden building offers so many opportunities. Work from home space would allow you to lock up at the end of the working day and go home through the garden. OR this could be your gym space, nail bar etc The current owners have enjoyed it as a bar and summer house / extension to the garden.

### **Garden**

The enclosed rear garden has a lawned area bordered by shrubs and plants, then steps lead to a decked area which flows seamlessly to the open plan living. Such a wonderful space to relax.

### **DRIVEWAY**

4 Parking Spaces

The gravel driveway to the front of the property provides parking for four vehicles.

### **DRIVEWAY**

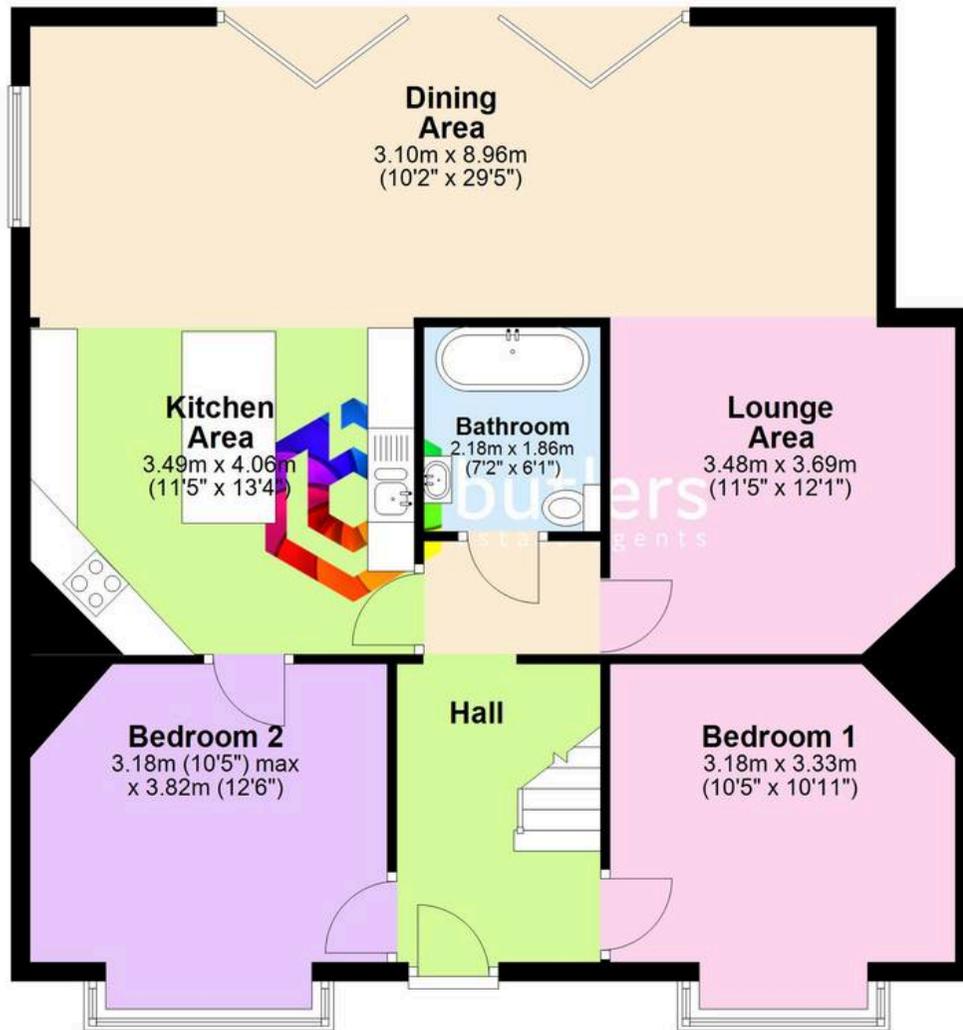
2 Parking Spaces

The block-paved area to the rear provides parking for two additional vehicles.



## Ground Floor

Approx. 95.4 sq. metres (1026.8 sq. feet)



## First Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



Total area: approx. 124.2 sq. metres (1336.4 sq. feet)



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