



**Creswell Road, Clowne Chesterfield S43 4PN**

**welcome to**

## **Creswell Road, Clowne Chesterfield**

\*\* Guide Price £170,000 - £175,000\*\*

A well-designed three-bedroom home with a bright kitchen, spacious lounge/diner, downstairs WC and a private rear garden. Three versatile bedrooms and a modern bathroom complete the layout, with a front lawn and allocated parking adding everyday convenience.

### **Front Lawn & Allocated Parking**

A neat, welcoming frontage sets the tone for the home, with a tidy lawn and an allocated parking space offering everyday convenience. There's a clear sense of arrival here — practical, low-maintenance, and ready to personalise with pots or seasonal planting.

### **Hall**

Stepping inside, the hall creates an immediate feeling of calm and order. It's the natural hub of the ground floor, giving access to the kitchen, lounge/diner, and the downstairs WC, with space for coats, shoes, and everyday essentials.

### **Downstairs W/C**

A handy ground-floor toilet, fitted with a modern WC and wash basin, keeping the main bathroom free for the family.

### **Kitchen**

Bright and well-proportioned, the kitchen offers a practical layout with generous worktop space and room for appliances. A window to the front brings in natural light, making this a pleasant spot for cooking, coffee breaks, or keeping an eye on the front of the home.

### **Lounge / Diner**

Stretching across the rear of the home, the lounge/diner is the main social space — warm, versatile, and perfect for both relaxing and entertaining. There's ample room for a dining table alongside a comfortable seating area, with French doors opening directly onto the garden to extend the living space outdoors.

### **Stairs / Landing**

The staircase rises from the hall to a bright landing that connects all three bedrooms and the bathroom. It feels open and airy, with space for artwork, shelving, or a cosy reading nook depending on your styling.

### **Bedroom One**

A generous double bedroom positioned to feel peaceful and private. There's plenty of room for wardrobes and additional furniture, making it an inviting retreat at the end of the day.

### **Bedroom Two**

Another well-sized room, ideal as a second double, guest room, or stylish home office. Its balanced proportions make it easy to furnish and adapt as needs change.

### **Bedroom Three**

A beautifully presented third bedroom, ideal as a child's room, nursery, dressing area, or compact home office. Its versatility adds genuine appeal, while the fitted storage creates a clean and clutter-free space.

### **Bathroom**

A modern family bathroom fitted with a bath and shower over, wash basin, and WC. Clean lines and neutral finishes create a calm, refreshing space for daily routines.

### **Rear Garden**

The rear garden offers a private outdoor escape, accessed directly from the lounge/diner. With space for seating, play, or planting, it's a lovely extension of the home — ideal for summer evenings, weekend barbecues, or simply unwinding in the fresh air.





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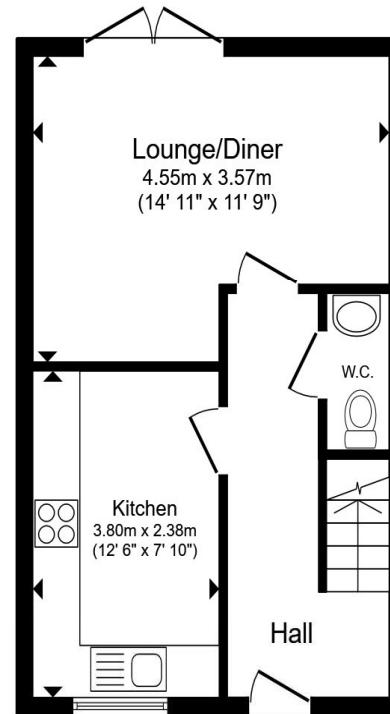
- \*\* Guide Price £170,000 - £175,000\*\*
- Council Tax Band - B
- Allocated Parking
- Convenient Downstairs W/C
- Modern Throughout

Tenure: Freehold EPC Rating: C

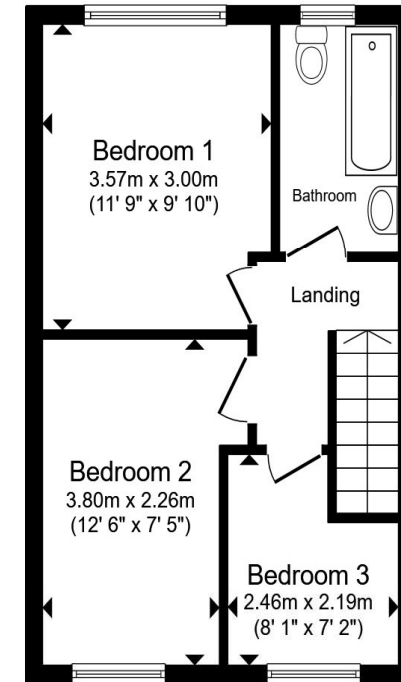
Council Tax Band: B

guide price

**£170,000**



Ground Floor



First Floor

Total floor area 68.0 m<sup>2</sup> (732 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:  
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