



Offers Over £140,000 Freehold

38 CLOWNE ROAD | STANFREE | CHESTERFIELD | S44 6AW

BuckleyBrown
ESTATE AGENTS

NO CHAIN!

PERFECT FOR FIRST TIME BUYERS OR INVESTORS. Nestled on Clowne Road in the charming village of Stanfree, Chesterfield, this delightful two-bedroom terraced house presents an ideal opportunity for those seeking a comfortable and inviting home. The property is conveniently located, providing easy access to local amenities and transport links, making it perfect for both families and professionals alike.

Upon entering the ground floor, you are greeted by a bright and airy living/dining space that has been fully decorated throughout, creating a warm and welcoming atmosphere. The new carpets add a touch of elegance, while the well-appointed kitchen offers ample space for culinary endeavours. Not to mention this room also benefits from underfloor heating, making your morning coffee is now a dream. The layout is practical, ensuring that the ground floor is both functional and inviting, perfect for entertaining guests or enjoying quiet evenings at home.

Moving upstairs, you will find two generously sized bedrooms, each designed to provide a peaceful retreat. The rooms are filled with natural light, enhancing the sense of space and comfort. The modern decor continues throughout, ensuring that the bedrooms are not only stylish but also ready for immediate occupation. A three piece stylish suite can also be found just off the landing.

Outside, the property boasts a modest yet charming garden area, ideal for enjoying the fresh air or hosting summer barbecues. The outdoor space offers potential for personalisation, allowing new owners to create their own little oasis. This well-presented terraced house truly offers a wonderful opportunity to move straight in and start enjoying life in this lovely part of Chesterfield.

Call now to book a viewing!





Living Room 12'4" x 26'11"

Open plan reception room offering a versatile space to use to your own desire with carpeted flooring, central heating radiator and dual aspect windows to the front and rear.

Kitchen 6'5" x 7'10"

Modern kitchen with a range of matching wall and base gloss cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Fitted with a window to the rear and an external door to the side elevation.

Landing

With leading access into;

Bedroom One 12'9" x 11'2"

Carpeted flooring, central heating radiator,

built in wardrobes and a window to the front elevation.

Bedroom Two 9'5" x 12'2"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Shower Room 6'5" x 7'10"

Sleek three piece suite including a hand wash basin, low flush wc and a walk in shower. Fitted with a window to the rear elevation.

Outside

Low maintenance frontage whilst the rear garden hosts a lengthy lawn, shed and fence surround.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 73 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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