



Guide Price £220,000 Freehold

35 CLOWNE ROAD | SHUTTLEWOOD | CHESTERFIELD | S44 6AF

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £220,000 - £225,000 \*\*\*

**STUNNING VIEWS, PEACEFUL LIVING.** Situated on Clowne Road in the sought-after village of Shuttlewood, Chesterfield, this delightful semi-detached house offers a perfect combination of comfort, character, and convenience. Ideal for families or professionals, it's close to local amenities, schools, and transport links.

Inside, you'll find a welcoming living room featuring a cosy fireplace, creating a warm and inviting atmosphere. The adjacent kitchen is thoughtfully designed and fitted with essential appliances, providing a practical space for everyday cooking. Natural light fills the ground floor, enhancing the bright and airy feel, while a rear hall offers access to the side of the property.

Upstairs, there are three well-proportioned bedrooms, each offering a peaceful retreat. The versatile accommodation can suit family living, guests, or a home office. A family bathroom completes the first floor, providing everything needed for modern living.

Externally, the property benefits from a lovely rear garden — perfect for relaxing outdoors or hosting summer gatherings. The semi-detached layout offers both privacy and a sense of community, while the home's 1940s character adds charm throughout. This property also benefits from a private driveway and a garage allowing for secure off road parking at all times.

This home blends traditional character with modern comfort and is a wonderful opportunity to settle in this popular village.

Arrange your viewing today!





#### Hall

With leading access into;

#### Living Room 12'11" x 13'10"

Spacious reception room with a central heating radiator, feature fireplace and a window to the front elevation.

#### Kitchen/Dining Room 11'11" x 8'9"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Additional space and plumbing for a washing machine/tumble dryer. Fitted with a window to the rear elevation.

#### Rear Hall

Windows to the side elevation, fitted storage cupboard and an external door to the side elevation.

#### Landing

Window to the side and leading access into;

#### Bedroom One 10'3" x 10'11"

Laminate flooring, central heating radiator and a window to the front elevation.

#### Bedroom Two 7'5" x 11'11"

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

#### Bedroom Three 6'6" x 8'10"

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

#### Bathroom 5'5" x 6'9"

Modern three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the front elevation.

#### Garage 14'5" x 17'3"

Detached garage accessible from the front elevation with a window to the side.

#### Outside

Low maintenance frontage with a lawn, large private driveway and access through gates to the rear garden. The rear garden hosts a versatile space to make your own with decorative planters, paved areas and a stunning countryside view.





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. Specifically 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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