



22 Springfield Close, Clowne

£190,000 Freehold

Beautifully presented 3-bed semi-detached house with modern kitchen, two reception rooms, conservatory, private garden, outbuilding, and stylish bathroom. Ideal family home. Book a viewing today.

Council Tax band: A | Tenure: Freehold | EPC: B

Welcome to this beautifully presented three-bedroom, one-bathroom semi-detached house, where comfort and style blend seamlessly to create an exceptional family home. The spacious layout includes two bright and inviting reception rooms, one of which is an open plan living and dining area featuring elegant wood flooring, a cosy fireplace, and abundant natural light streaming in from the adjoining conservatory. The modern kitchen is a true highlight, boasting integrated appliances, stylish cabinetry, and large windows that flood the space with natural light, making it perfect for both every-day cooking and entertaining guests. Each of the three bedrooms is thoughtfully designed, with large windows, neutral décor, and practical features such as built-in storage and walk-in wardrobes, ensuring plenty of space for rest and personalisation.

Step outside and discover the charming private garden, fully enclosed by a wooden fence for privacy and security – ideal for families with children or those who love to entertain outdoors. The garden features a well-maintained lawn, mature trees, and a paved patio area that's perfect for alfresco dining or relaxing in the sunshine. Additional benefits include a garden shed for extra storage, a detached outbuilding offering potential as a home office or studio, and a delightful conservatory with French doors providing seamless indoor-outdoor living. The modern family bathroom is equipped with sleek fixtures, a contemporary towel radiator, and elegant tiling, ensuring both functionality and style. Throughout the home, you'll find thoughtful touches such as decorative lighting, clever built-in shelving, and neutral tones that create a warm and versatile backdrop.

This inviting property combines practical family-friendly spaces with unique character and modern upgrades, from integrated kitchen appliances to energy-efficient double-glazed windows. Every detail has been considered to offer comfort, convenience, and a sense of home. Don't miss your chance to experience this exceptional semi-detached house – contact us today to arrange your viewing and see for yourself all that this wonderful home has to offer.





Kitchen

14' 9" x 8' 6" (4.49m x 2.60m)

A beautifully presented kitchen fitted with an attractive range of shaker-style wall and base units complemented by wood-effect work surfaces and matching flooring. The space enjoys excellent natural light from a large uPVC window overlooking the rear garden and features a stainless steel extractor hood with tiled splashback, inset sink and drainer, and ample preparation space.



Conservatory

11' 9" x 9' 9" (3.59m x 2.97m)

A beautiful space for those summer months.

Lounge/ Dining room

14' 4" x 11' 9" (4.36m x 3.59m)

The lounge / diner is a wide open space with a feature fireplace, ample natural light gets in through various windows and there is ample space for a variety of seating arrangements.





Bedroom 1

12' 2" x 12' 0" (3.72m x 3.66m)

A spacious double bedroom with a soft fitted carpet and a central heating radiator.

Bedroom 2

12' 2" x 8' 11" (3.72m x 2.72m)

Another generous double bedroom with a walk-in wardrobe for that added luxurious convenience.

Bedroom 3

12' 2" x 9' 9" (3.72m x 2.96m)

A smaller room, ideal as a child's bedroom with a storage cupboard built in and access to the partially boarded loft through here.

Bathroom

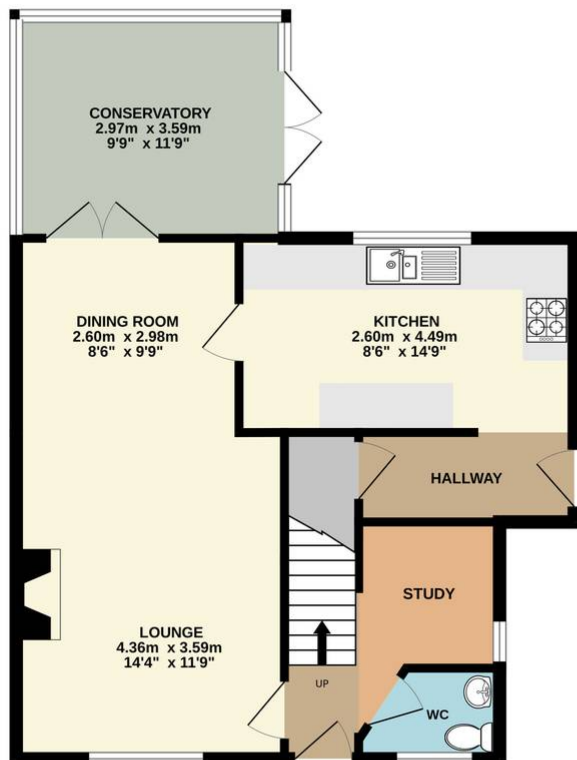
8' 0" x 7' 5" (2.45m x 2.25m)

A lovely bathroom space with a full white bathroom suite, panelled bath with an overhead shower unit and a frosted glass window for privacy.

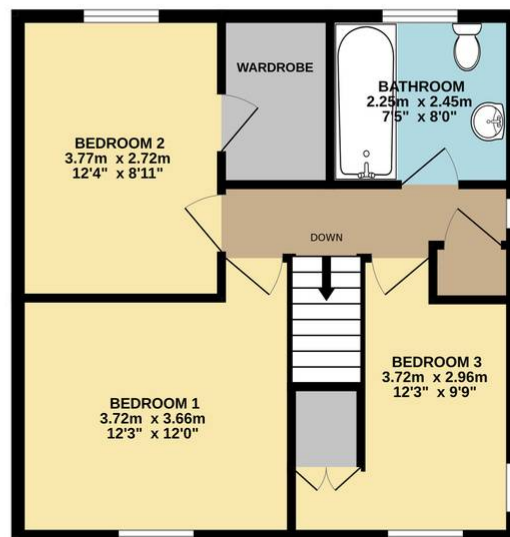




GROUND FLOOR
58.9 sq.m. (634 sq.ft.) approx.



1ST FLOOR
46.1 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA : 105.0 sq.m. (1130 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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