



## 40 Clowne Road, Barlborough

£160,000 Freehold

No chain. Semi-detached 2-bed home in Barlborough with upgraded features, spacious garage, two receptions, parking, and modern kitchen. Great location for families and professionals.

Council Tax band: A

Tenure: Freehold

*OFFERED WITH NO CHAIN*

A lovely property with thoughtful upgrades and an outstanding garage space. Found on Clowne Road in the charming village of Barlborough, Chesterfield, this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1940, the property spans an impressive 1,179 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, allowing for a seamless flow between spaces. The two well-proportioned bedrooms offer a peaceful retreat, perfect for unwinding after a long day. The bathroom is conveniently located, catering to the needs of the household. With the well-appointed kitchen area featuring space for all of your appliance needs and for cooking for the family or entertaining guests.

The exterior of the property features parking for one vehicle, ensuring convenience for residents and visitors alike. The surrounding area is known for its friendly community atmosphere and offers a range of local amenities, making it an ideal location for families and professionals.

This charming home on Clowne Road presents an excellent opportunity for those seeking a comfortable and well-located residence in Derbyshire. With its blend of traditional features and modern convenience, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

Contact Pinewood Properties for more information or to book a viewing!





### Kitchen

19' 4" x 5' 11" (5.89m x 1.81m)

This kitchen is a practical and welcoming space featuring a long, fitted work surface with a double sink and drainer beneath a large window that fills the room with natural light. The kitchen includes light wood cabinetry paired with neutral tiled splashbacks and a tiled floor in a checkerboard pattern. There is an electric hob with a stainless steel splashback and extractor hood, along with space for essential appliances including an integrated washing machine and dishwasher. A door leads outside, providing convenient access to the garden area. The area also includes a double oven and grill.

### Lounge

12' 0" x 15' 0" (3.65m x 4.57m)

The lounge is a cosy and inviting room, featuring a large window that overlooks the garden and fills the space with natural light. It has a warm, neutral carpet and a focal point fireplace with a modern inset fire set against a feature wall decorated with a leaf pattern. The room is spacious enough to accommodate comfortable seating and is connected to the dining room through an arched opening, allowing for a seamless flow between the two spaces.

### Dining Room

7' 4" x 6' 6" (2.24m x 1.97m)

This bright and cosy dining room is positioned to the front of the house, featuring a window that lets in natural light. It is a modestly sized space, perfect for intimate meals or as a quiet spot for casual dining. The room connects directly to the lounge and entrance hall, making it easy to





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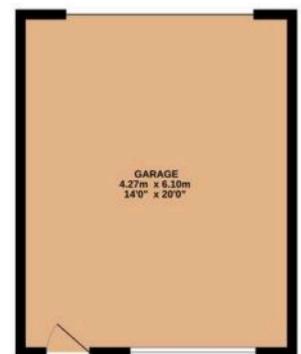
GROUND FLOOR  
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.



DETACHED GARAGE  
28.8 sq.m. (310 sq.ft.) approx.



TOTAL FLOOR AREA : 109.5 sq.m. (1179 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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EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

