



Gray Street, Clowne Chesterfield S43 4RT

welcome to

Gray Street, Clowne Chesterfield

****Guide Price £190,000 - £200,000**** A beautifully appointed three bedroom home which has been lovingly renovated throughout. Offering a generous lounge, stunning kitchen diner, modern family bathroom and landscaped gardens. All offered to market with NO UPWARD CHAIN!

Entrance Hall

Composite door opens into a central entrance hall, with carpeted stairs to the first floor and doors to:

Living Room

The living room feels bright and inviting, with a tall double glazed window to the front elevation bathing the space in natural light. With fitted carpet and radiator.

Kitchen/Diner

The open concept kitchen/diner is the perfect hub for busy family life and would make an excellent space for those with a love of entertaining. Upon entering the room a generous dining area is set before a traditional cast iron fireplace. Ample floor space is offered for additional furnishings to taste and a double glazed window to the front elevation bathes the space in natural light. A large under-stairs cupboard provides additional storage and could be utilised as a pantry if desired. Warm oak effect flooring flows through the space into a well-appointed kitchen fitted with striking green cabinetry, which in turn is complimented by expanses of wood effect worktops. The newly fitted kitchen features an electric oven with halogen hob and extractor hood above, Space if provided for a free-standing fridge/freezer. A ceramic sink and drainer sits beneath one of two double glazed windows providing a pleasant outlook over the gardens. With two radiators and door to:

Utility

This functional area provides space and plumbing for a washing machine and tumble dryer. With a double glazed door leading to the garden, this space also doubles as a boot room, and is ideal for cleaning down muddy paws after a walk in the neighbouring countryside!

First Floor Landing

Carpeted stairs ascend to a central landing area with double glazed windows overlooking the rear gardens and doors to:

Bedroom One

A generous double bedroom, benefitting from a handy built-in storage cupboard. Decorated in neutral tones with fitted carpet, radiator and double glazed window to the front elevation.

Bedroom Two

A second comfortable double, ideal for visiting guests. This space also benefits from neutral decor, fitted carpet, radiator and double glazed window to the front elevation.

Bedroom Three

This comfortable single bedroom would lend itself well to a range of uses, from home-office to nursery! Bright and inviting the space benefits from neutral decor, fitted carpet, radiator and a double glazed window overlooking the gardens.

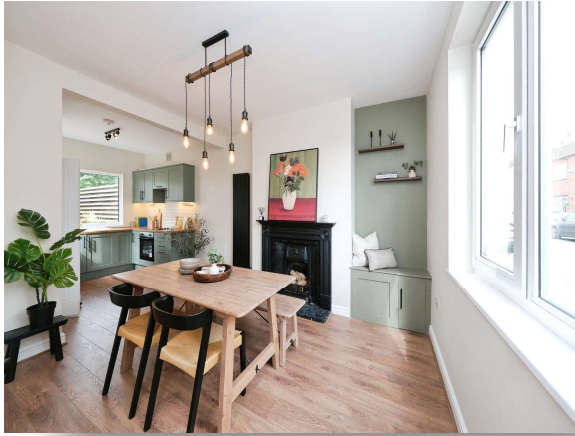
Family Bathroom

The modern family bathroom is fitted with a contemporary white suite comprising panel bath with mains powered shower above, vanity hand-wash basin and low level WC. The bathroom features luxurious brushed brass effect fittings, to include taps, shower and heated towel rail, giving the entire space a luxurious feel. With wood-effect flooring and frosted double glazed window to the rear.

Outside

The property stands proudly against the road, with a double fronted facade hinting at the space and style





on offer within. To the rear, a beautifully landscaped garden awaits, with a raised seating area for entertaining and artificial turf for ease of maintenance. To the rear there is also a secure brick built storage shed.

Property Renovations

The property has undergone a series of sympathetic renovations, including the following:
 Removal of internal wall to create open plan kitchen/diner (building regs available)
 New boiler installed March 2026
 New radiators throughout
 Replastered throughout
 Ground floor damp course - With 10 year guarantee
 Roof repairs
 Replacement of all internal doors
 Sympathetic redecoration throughout
 Replacement of 5 double glazed windows and new rear door

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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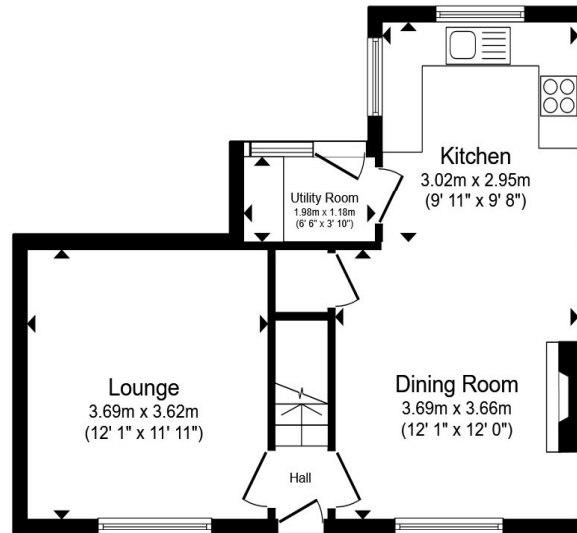
- **Guide Price £190,000 - £200,000**
- Council Tax Band A
- Thoughtfully Renovated Throughout - See full brochure for details
- Stunning Kitchen Diner
- Three Comfortable Bedrooms

Tenure: Freehold EPC Rating: D

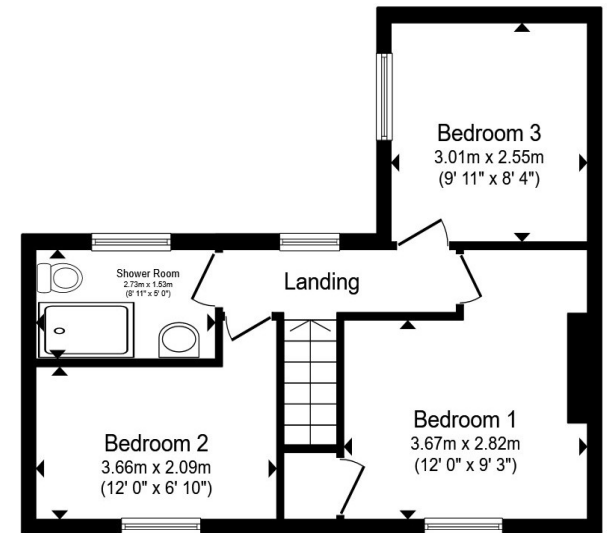
Council Tax Band: A

guide price

£190,000



Ground Floor



First Floor

Total floor area 82.1 m² (884 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



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Property Ref:

CSF105395 - 0005

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