

42 Barlborough Road, Clowne

£795 pcm Freehold

* MID TERRACED PROPERTY * TWO BEDROOMS (+ ATTIC ROOM) * UPVC DOUBLE GLAZING * GAS CENTRAL HEATING *
COURTYARD TO REAR * OFF STREET PARKING *...

Council Tax band: A

Tenure: Freehold

This charming three-bedroom mid-terraced house combines classic appeal with modern comforts, making it an ideal choice for families or professionals. The property is arranged over three stories and features two spacious reception rooms, both filled with natural light from large windows. Warm wooden and sleek laminate flooring flow throughout the living spaces, while a contemporary electric fireplace and stylish accent wall add a touch of sophistication. The modern kitchen boasts integrated appliances and ample natural light, providing a perfect setting for daily meals or entertaining. Upstairs, the bright bedrooms benefit from new carpeting, neutral decor, and built-in storage, while the family bathroom impresses with modern tiling, a bath-tub with overhead shower, and a pedestal sink.

Additional features include versatile loft and attic spaces with fresh carpeting and skylights, perfect for a home office, playroom, or extra storage. The property offers a private, low-maintenance garden area with secure gated access, ideal for outdoor relaxation or entertaining, complemented by spacious off-road parking with brick boundary walls for added privacy. A handy side entrance with a storage adds extra convenience. Enjoy the serene rural views and the blend of traditional brick facade with contemporary touches. This inviting home is ready to welcome its next owners - contact us today to arrange your viewing and experience its full potential.





Lounge

11' 9" x 11' 4" (3.58m x 3.46m)

A welcoming front-facing lounge with decorative coving, freshly painted décor, wall-mounted electric fire, central heating radiator, and laminate flooring, creating a warm and comfortable living space.

Kitchen

9' 10" x 5' 8" (3.00m x 1.73m)

A modern galley-style kitchen fitted with a range of base and wall units complemented by dark contrasting work surfaces and tiled splashbacks. Features include a gas hob with extractor hood over, integrated oven, stainless steel sink and drainer, space for a 50/50 fridge freezer, plumbing for an automatic washing machine, PVC window, central heating radiator, and tiled flooring.

Dining room

11' 8" x 11' 6" (3.56m x 3.50m)

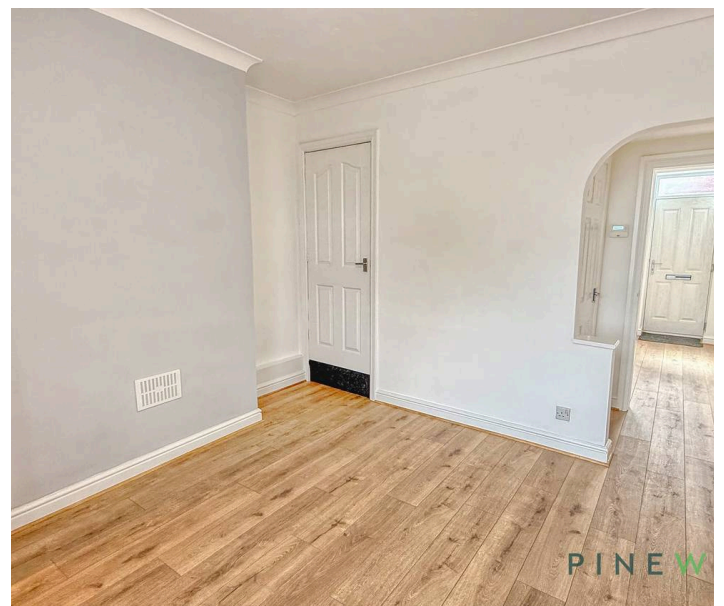
Accessed via an attractive archway from the lounge, the dining room benefits from decorative coving, neutral painted décor, feature painted chimney breast, PVC window, central heating radiator, and laminate flooring.

Bathroom

8' 8" x 4' 11" (2.64m x 1.51m)

Fitted with a PVC opaque-glazed window and extractor fan, the bathroom comprises a bath with electric shower over and glazed shower screen, pedestal wash hand basin with tiled splashback, central heating radiator, and tiled flooring.

Bedroom 1





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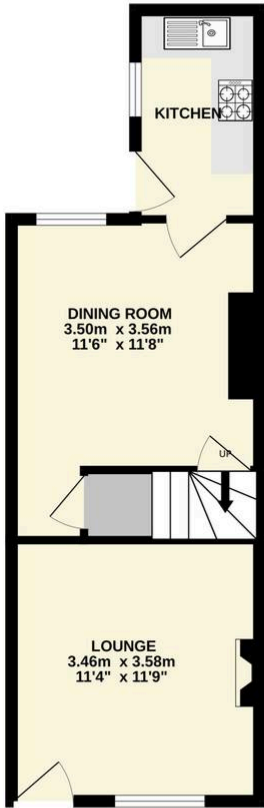
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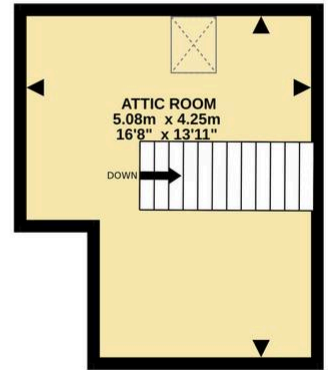
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

