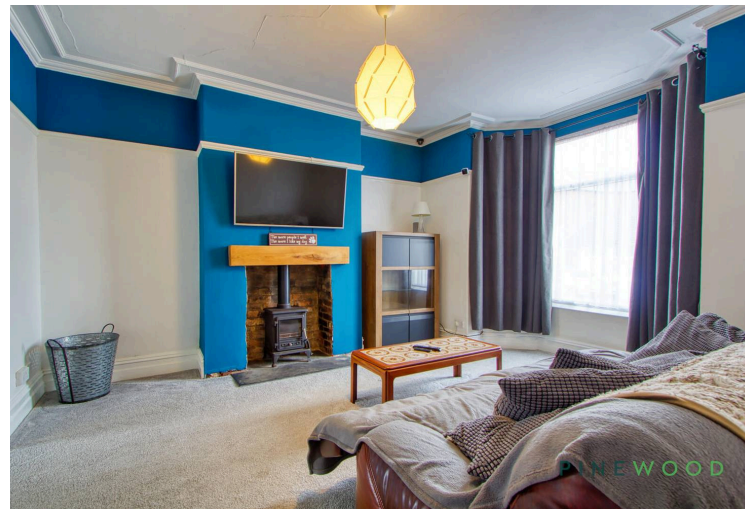




## 10 Church Street, Clowne

£950 pcm Freehold

Beautifully presented two-bedroom detached house in central Clowne. Features open-plan living, modern bathroom, spacious bedrooms, and excellent transport links. Freehold, EPC D, Council Tax Band B.

Council Tax band: B

Tenure: Freehold

Welcome to this beautifully presented two-bedroom detached house, perfectly positioned on Church Street in the heart of Clowne, Chesterfield. Step inside to discover a spacious reception room that seamlessly flows into the adjoining dining area, creating an inviting open-plan living space ideal for relaxing or entertaining. The two bedrooms are generously sized, with Bedroom One offering an impressive amount of space that provides flexibility for a variety of furniture arrangements. A modern, sleek bathroom adds a touch of luxury and ensures your morning routine is both comfortable and efficient. Thoughtfully designed for modern living, this home benefits from an excellent location close to local amenities and offers easy access to major transport links, including the M1, making commuting a breeze. With a desirable EPC rating of D, freehold tenure, and falling within Council Tax Band B, this property combines practicality with comfort. Viewing is highly recommended to fully appreciate the space, style, and convenience on offer in this wonderful home.





## Lounge

15' 5" x 12' 11" (4.70m x 3.94m)

This inviting lounge is a spacious and comfortable room featuring a bay window that fills the space with natural light. The room is centred around a charming fireplace with a wood-burning stove, creating a warm and homely atmosphere. The walls are accented with a rich blue colour, complementing the carpeted floor and neutral furnishings, making it a perfect place to relax or entertain guests.

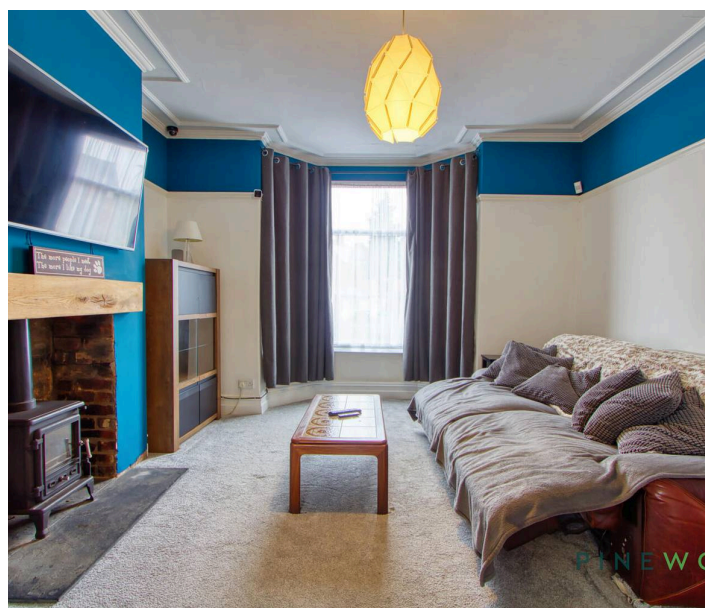
## Dining Room

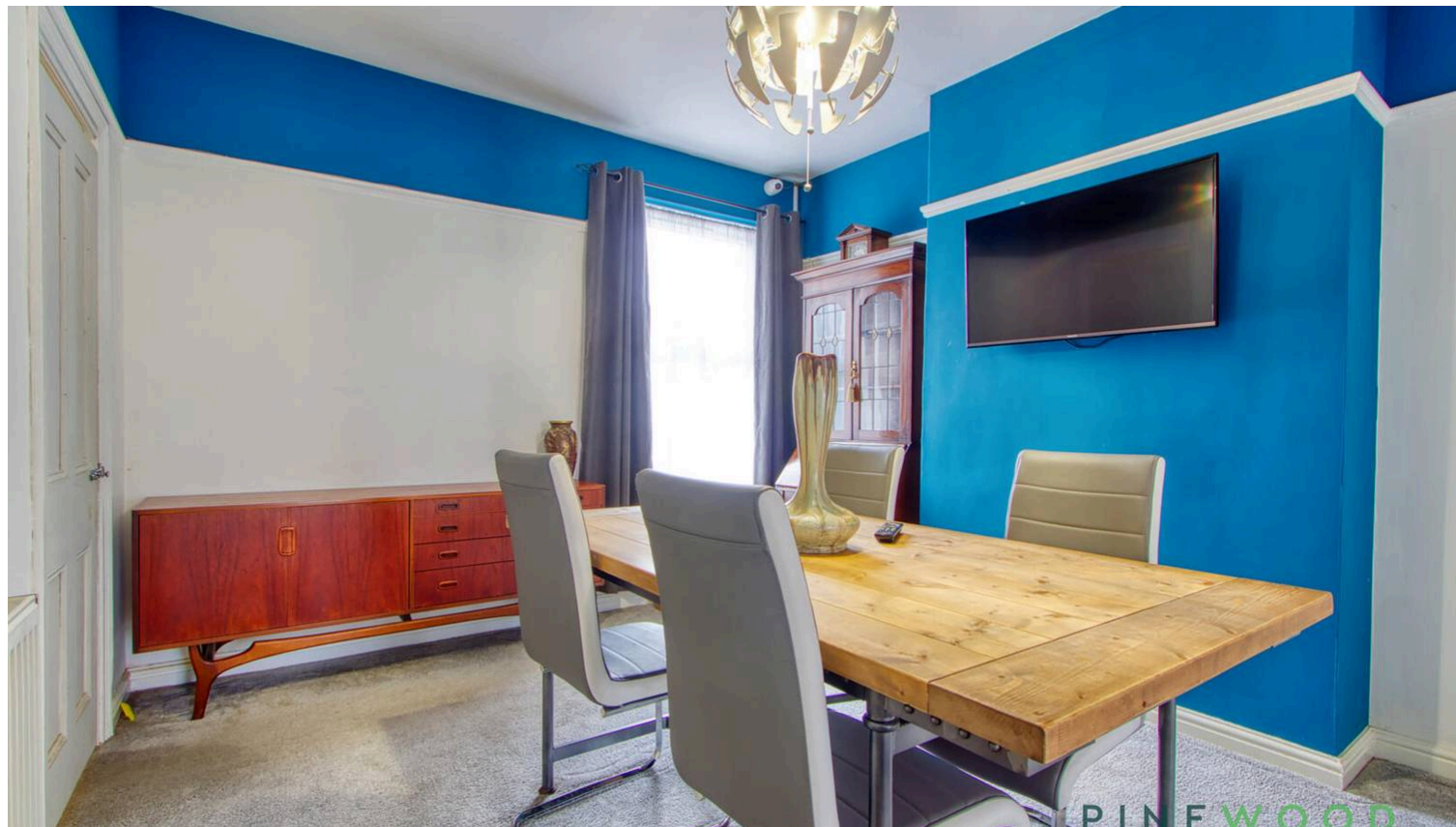
13' 7" x 11' 6" (4.15m x 3.50m)

The dining room offers a bright and inviting space for meals and gatherings with family and friends. Featuring a large window that allows ample daylight, the room is enhanced by a striking blue feature wall that adds character and depth. The neutral carpet provides comfort underfoot, while the wooden dining table and modern chairs add a contemporary touch to the room's traditional dimensions.

## Kitchen

The kitchen is a practical and well-appointed room with a bright atmosphere thanks to a window overlooking the exterior. It features modern white cabinetry topped with wood-effect work surfaces, creating a warm and natural look. The kitchen includes an integrated electric hob and oven, a stainless steel sink beneath the window, and ample space for appliances and storage. Adjacent to the kitchen is a handy store area, perfect for additional storage needs.





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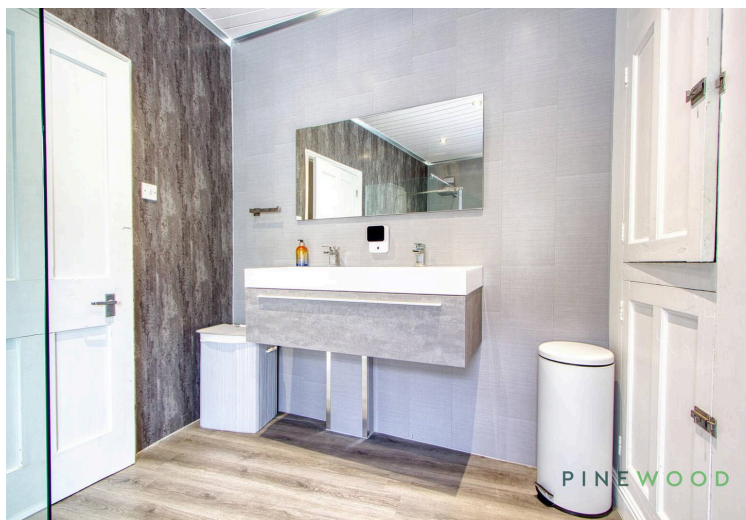
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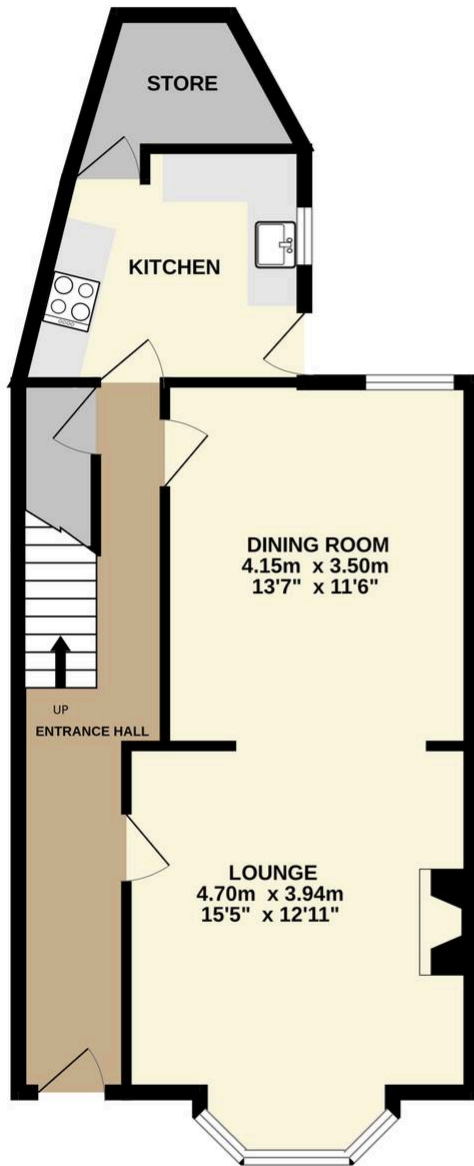


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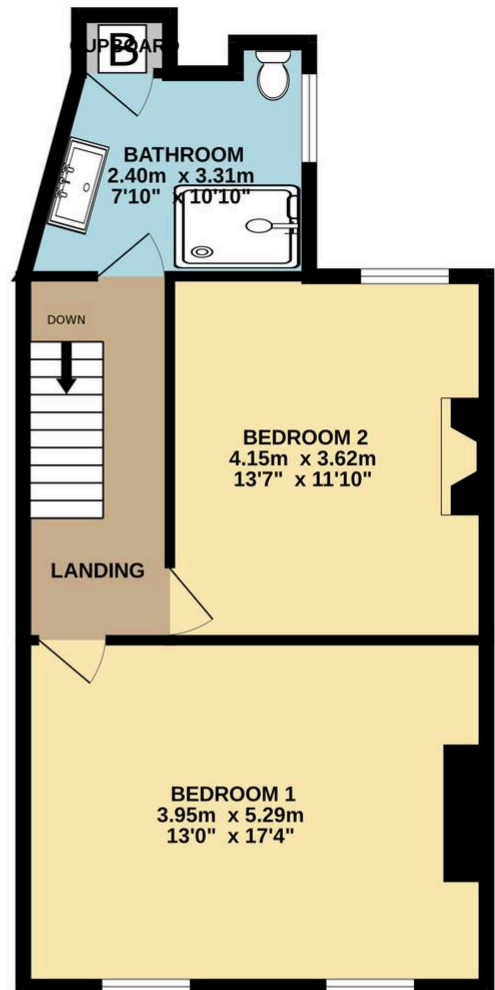
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GROUND FLOOR  
53.5 sq.m. (576 sq.ft.) approx.



1ST FLOOR  
49.5 sq.m. (533 sq.ft.) approx.



TOTAL FLOOR AREA: 103.0 sq.m. (1108 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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You can include any text here. The text can be modified upon generating your brochure.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

