







## 37 Rectory Road

Clowne • Chesterfield • S43 4BH

£240,000

Guide Price £240,000 to £250,000 Offered with no upward chain, this charming three bedroom semi-detached cottage is located in the well-connected village of Clowne. The area benefits from a wide range of local amenities including shops, supermarkets and cafés, along with excellent transport links offering quick access into Chesterfield and the M1. With nearby outdoor spaces, walking routes and a welcoming community feel, the property will appeal to a variety of buyers, including downsizers and couples seeking a characterful home. The property is full of charm. Upon entering, you are welcomed into the kitchen-dining area, which combines modern styling with traditional character. The kitchen features contemporary shaker-style cabinetry and opens into the dining area, complemented by a brick fireplace. To the right of the kitchen is a further utility area, also finished with shaker-style units. To the left, a ground-floor double bedroom showcases rustic wooden beams, adding warmth and atmosphere. From the kitchen-diner, an opening leads into a small hallway with a useful downstairs WC and a door providing additional access outside. Beyond this is the cosy living room, enjoying views of the garden. Upstairs, the main double bedroom faces the front of the property and provides access to the modern, fully tiled bathroom, fitted with a three-piece suite including a bath with overhead shower, sink and WC. The second bedroom is also a good-sized double with a front-facing aspect. A third occasional room offers



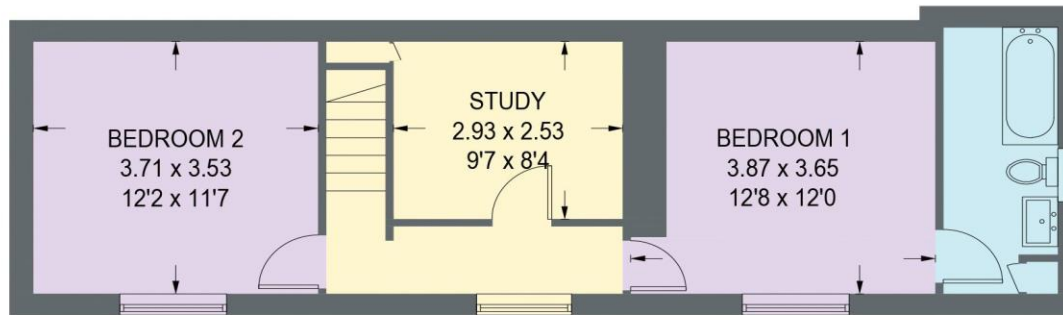


- Offered With No Upward Chain
- Three Bedroom Semi Detached Cottage
- Excellent Transport Links & Outdoor Spaces
- Modernised w/ Characteristic Feel
- Shaker Style Fitted Kitchen & Brick Fireplace
- Ground Floor Double Bedroom
- Two Further Bedrooms & Occasional Room
- Modern Three Piece Suite Bathroom
- Enclosed Front Garden & Patio, On Street Parking
- Council Tax Band B/EPC Rating D

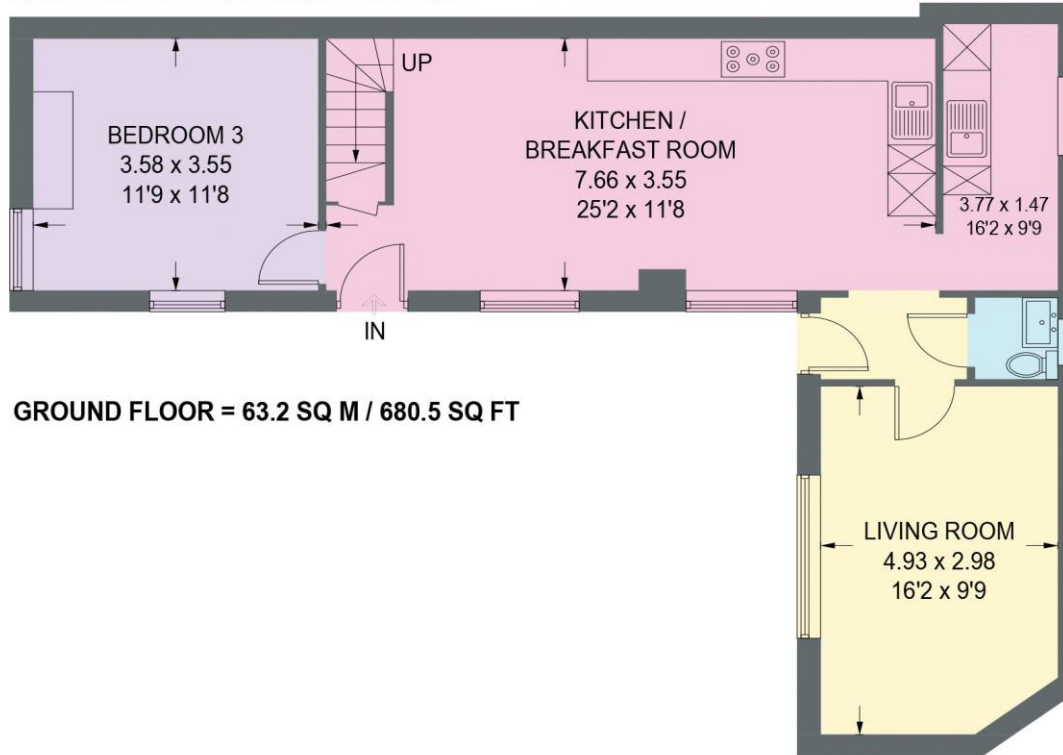


# 37 RECTORY ROAD

APPROXIMATE GROSS INTERNAL AREA = 111.1 SQ M / 1195.6 SQ FT



**FIRST FLOOR = 47.9 SQ M / 515.2 SQ FT**



**GROUND FLOOR = 63.2 SQ M / 680.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1278968)



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