



34 Linnet Way, Clowne

£190,000 Freehold

Beautifully presented 3-bed semi-detached with 2 receptions, conservatory, modern kitchen, stylish bathroom, garden with decking, driveway parking, and neutral décor throughout. View today.

Council Tax band: B | Tenure: Freehold | EPC: C

Welcome to this beautifully presented three-bedroom semi-detached house, thoughtfully designed to offer comfortable family living in a warm and inviting setting. The property opens with a modern front door leading to a welcoming, carpeted entryway - complete with radiator heating for year-round comfort. Inside, you'll find two versatile reception rooms, both featuring modern fireplaces and plush carpeting that create ideal spaces for relaxation or entertaining. Neutral decor and large windows throughout ensure an abundance of natural light, enhancing the bright and airy ambience. The generous living area flows seamlessly into a spacious conservatory through sliding glass doors, providing an extended living space that's perfect for relaxing or hosting guests. The modern kitchen is equipped with sleek cabinetry, integrated oven, gas hob, and ample countertop space, making it a practical and appealing area for meal preparation.

Upstairs, three well-proportioned bedrooms offer flexibility for families or professionals. Each bedroom is finished with neutral decor, large windows, and built-in wardrobes (some with elegant mirrored doors), providing plenty of storage and a welcoming atmosphere. The contemporary bathroom features a shower-bath combination, stylish sink, and plentiful natural light, complemented by thoughtful fixtures for added convenience. Additional highlights include a compact downstairs bathroom and a bright, carpeted hallway with elegant railings, offering a sense of continuity and comfort throughout the home.

Stepping outside, the property boasts fantastic outdoor features that will appeal to both families and keen entertainers. The conservatory opens out to a charming garden with a wooden decking area - perfect for al fresco dining or relaxing in the sun. The landscaped garden is fully enclosed with sturdy fencing, mature shrubs, and a striking mature tree that provides natural shade. A seating area beneath a pergola offers a tranquil spot for enjoying peaceful moments or social gatherings. Practical benefits include a well-maintained brick facade, off-road driveway parking, and a side gate for easy access to the rear garden.

With its combination of modern interiors, versatile living spaces, and delightful outdoor areas, this semi-detached house is ready for you to move in and make your own. Don't miss the opportunity to view this wonderful home.





Conservatory

12' 9" x 8' 9" (3.88m x 2.67m)

A bright and spacious conservatory featuring extensive glazing and a pitched glass roof, allowing an abundance of natural light into the room. French doors provide direct access to the rear garden, while sliding patio doors connect seamlessly with the main accommodation. Finished with practical wood-effect flooring and an electric radiator, the space offers a versatile additional reception area ideal for dining, relaxing or entertaining.

Living room

13' 7" x 13' 5" (4.13m x 4.08m)

A spacious and well-presented living room featuring neutral décor, soft carpeting and a contemporary fireplace with a timber surround. A window and sliding patio doors allow plenty of natural light into the room, with the doors opening directly into the adjoining conservatory. The generous layout provides ample space for a range of seating and entertainment furniture.



Kitchen

11' 9" x 7' 5" (3.57m x 2.26m)

A well-appointed kitchen fitted with a range of contemporary wall and base units, complemented by work surfaces and tiled splashbacks. The room features a stainless-steel sink and drainer, an integrated electric oven with four-ring gas hob, space for further appliances and a useful breakfast bar. Further benefits include tiled flooring, ceiling spotlights, a front-facing window and direct access to the entrance Hall.





Bedroom 1

13' 6" x 9' 1" (4.12m x 2.76m)

A spacious double bedroom featuring two windows that provide plenty of natural light. Finished with neutral décor and soft carpeting, the room benefits from a central heating radiator and an extensive range of fitted wardrobes with sliding and mirrored doors, offering excellent storage.

Bedroom 2

10' 5" x 7' 2" (3.18m x 2.19m)

A well-presented bedroom featuring a window providing natural light, neutral décor, soft carpeting and a central heating radiator. The room offers space for a single bed and additional bedroom furniture, while also lending itself well to use as a home office or study.



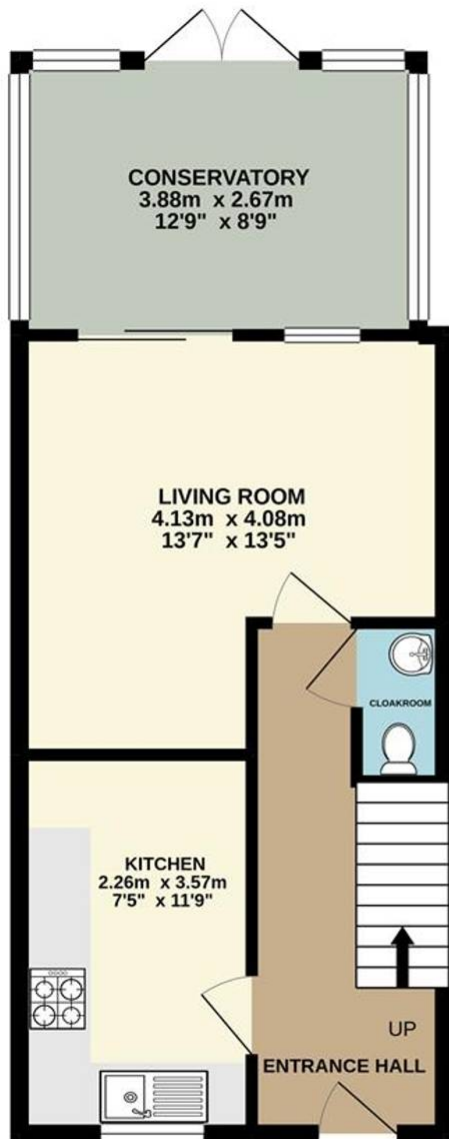
Bedroom 3

7' 4" x 6' 10" (2.23m x 2.09m)

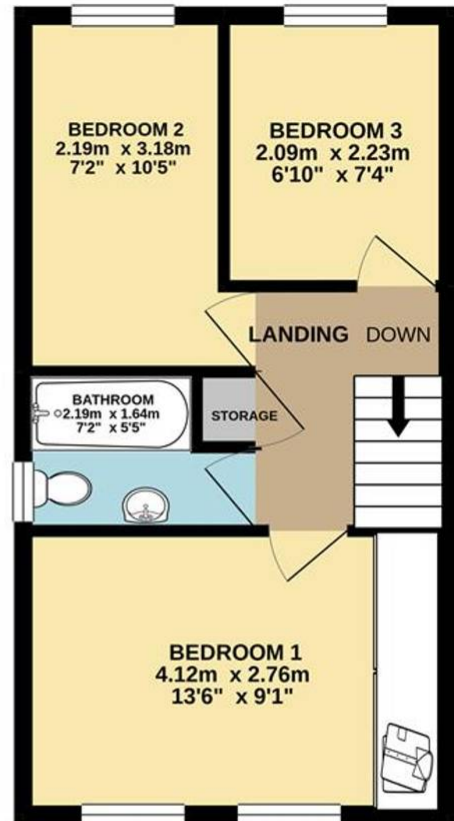
A well-presented third bedroom featuring a rear-facing window, neutral décor, soft carpeting and a central heating radiator. The room provides space for a single bed and accompanying furniture, while also offering flexibility for use as a home office, nursery or dressing room.



GROUND FLOOR
42.4 sq.m. (457 sq.ft.) approx.



1ST FLOOR
32.1 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA : 74.5 sq.m. (802 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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