



Offers Over £240,000 Freehold

40 WHEATSHEAF WAY | CLOWNE | CHESTERFIELD | S43 4FA

**BuckleyBrown**  
ESTATE AGENTS

## ONE TO IMPRESS!

Situated in the charming area of Clowne, this delightful three bedroom semi-detached house is not one to be missed. Sat on a corner plot with modern decor throughout, a spacious layout and situated close to local amenities, this home is perfect for first time buyers or families. Lets take a look inside...

Upon entry you are greeted by a spacious hallway, off here you will find the open plan kitchen and living area. This space allows modern comforts while still having a cosy feel to it. The kitchen is complete with an array of matching cabinetry and filled with natural light. To the rear of the home are bi-fold doors leading to the rear garden, making it a great space to entertain family and friends in the summer months. To complete this floor is the downstairs WC.

Heading upstairs you will find three well maintained bedrooms all with ample space and opportunity to make your own. The master bedroom and second bedroom have fitted wardrobes, while the master bedroom has the luxury of its own en-suite facility. To complete this floor is the family bathroom.

Outside has a well looked after rear garden with a lawned area, patio and decked seating area, creating a great space to enjoy the outdoors. As this home sits on a corner plot you will find further lawned areas to the front and side of the home. Also to the rear is a driveway and garage allowing for ample off street parking.

This home offers comfort, style, and convenience making it the perfect choice for your next home! Do not miss the opportunity to make this lovely house your own.

Call today to view!





**Entrance Hall**  
Allowing access into

**Open plan kitchen/Living area 17'7" x 24'3"**

Complete with matching wall and base units with complimentary worktop over. Inset sink and drainer. Integrated dishwasher, oven, microwave and fridge / freezer. Window to the front elevation. Space for your living furniture and doors allowing access onto the rear garden.

**Downstairs WC 5'11" x 5'2"**

Complete with low flush WC and hand wash basin. Frosted window to the rear elevation.

**Bedroom One 11'3" x 10'0"**

Complete with carpeted flooring, fitted

wardrobes and window to the rear elevation. Access into the En-Suite.

**En-Suite 7'6" x 4'6"**

Complete with low flush WC, hand wash basin and shower.

**Bedroom Two 11'4" x 8'5"**

With carpeted flooring and window to the front elevation.

**Bedroom Three 7'2" x 7'4"**

With carpeted flooring and window to the front elevation.

**Bathroom 7'3" x 5'7"**

Complete with low flush WC, hand wash basin and bath with overhead shower. Frosted window to the rear elevation.

**Outside**







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-81) B		
(69-80) C		83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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