

## 36 Wheatsheaf Way, Clowne

£240,000 Freehold

Modern semi-detached house in Clowne. Three bedrooms, two bathrooms, downstairs WC, parking for two cars.

Built in 2017. No upward chain. Video tour available.

Council Tax band: B

Tenure: Freehold

## **STUNNING SEMI-DETACHED PROPERTY WITH NO UPWARD CHAIN LOCATED ON A SOUGHT AFTER ESTATE WITH MODERN FITTINGS AND AMPLE SPACE FOR FAMILIES**

Welcome to this charming semi-detached house located on Wheatsheaf Way in the delightful village of Clowne, Chesterfield, Derbyshire. Built in 2017, this modern property offers a comfortable living space of 914 square feet, making it an ideal home for families or professionals seeking a peaceful yet convenient location.

As you enter the property, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house boasts three well-proportioned bedrooms, ensuring ample space for everyone. The two modern bathrooms add to the convenience of the home along with the downstairs WC, making morning routines and family life a breeze.

The property also features parking for two vehicles, which is a valuable asset in this area. The surrounding neighbourhood is known for its friendly community and local amenities, making it a great place to settle down.

With its modern design and practical layout, this semi-detached house on Wheatsheaf Way is a wonderful opportunity for those looking to buy or rent in Clowne. Don't miss your chance to make this lovely property your new home.

Video tour available

Contact Pinewood Properties for more information or to book a viewing!





### Hallway

A welcoming entrance hall featuring a frosted glass front door that allows natural light to filter in. The space is complemented by a storage cupboard, neutral carpeting, and light-toned walls, creating a bright and practical area to greet guests and store essentials.

### Kitchen/Dining Room

12' 8" x 11' 6" (3.85m x 3.50m)

The open-plan kitchen and dining area is designed with a modern aesthetic, boasting sleek cabinetry in a muted tone and integrated appliances including an oven and microwave, fridge & freezer, dishwasher and a 4 ring gas hob. A large window floods the space with natural light, with ample space for a large dining table. The kitchen features a stainless steel sink with a draining board and a stylish marble-effect splashback, complementing the contemporary finishes. Underfloor heating complete the room and its lovely appliances.



### Lounge

11' 11" x 11' 6" (3.64m x 3.50m)

The lounge provides a comfortable space to relax, featuring large bi-fold doors that open onto the rear garden, allowing plenty of daylight to fill the room. The neutral carpet and walls create a warm, inviting atmosphere, with the space to feature a large sofa, perfect for unwinding or entertaining.



### Utility Room / WC

A practical utility room with tiled flooring, offering convenient space for laundry appliances and household essentials. It adjoins a downstairs WC, which is finished



### **Hallway**

A welcoming entrance hall featuring a frosted glass front door that allows natural light to filter in. The space is complemented by a storage cupboard, neutral carpeting, and light-toned walls, creating a bright and practical area to greet guests and store essentials.

### **Kitchen/Dining Room**

12' 8" x 11' 6" (3.85m x 3.50m)

The open-plan kitchen and dining area is designed with a modern aesthetic, boasting sleek cabinetry in a muted tone and integrated appliances including an oven and microwave, fridge & freezer, dishwasher and a 4 ring gas hob. A large window floods the space with natural light, with ample space for a large dining table. The kitchen features a stainless steel sink with a draining board and a stylish marble-effect splashback, complementing the contemporary finishes. Underfloor heating complete the room and its lovely appliances.

### **Lounge**

11' 11" x 11' 6" (3.64m x 3.50m)

The lounge provides a comfortable space to relax, featuring large bi-fold doors that open onto the rear garden, allowing plenty of daylight to fill the room. The neutral carpet and walls create a warm, inviting atmosphere, with the space to feature a large sofa, perfect for unwinding or entertaining.

### **Utility Room / WC**

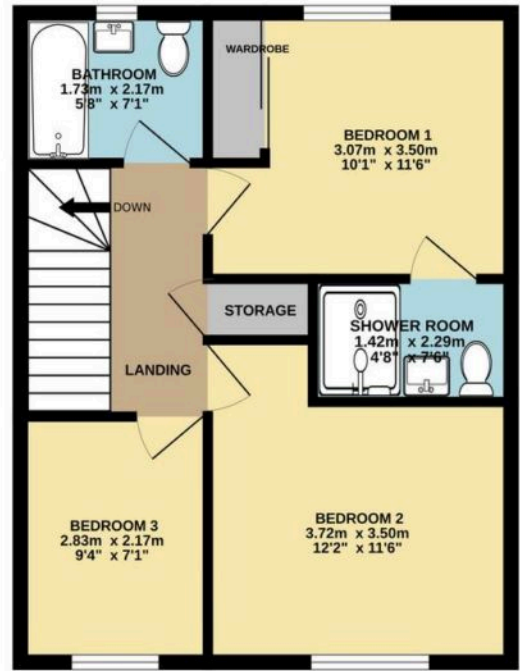
A practical utility room with tiled flooring, offering convenient space for laundry appliances and household essentials. It adjoins a downstairs WC, which is finished



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



1ST FLOOR  
42.5 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA : 84.9 sq.m. (914 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.  
Made with Metropix ©2025

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: B

EPC Environmental Impact Rating: B

