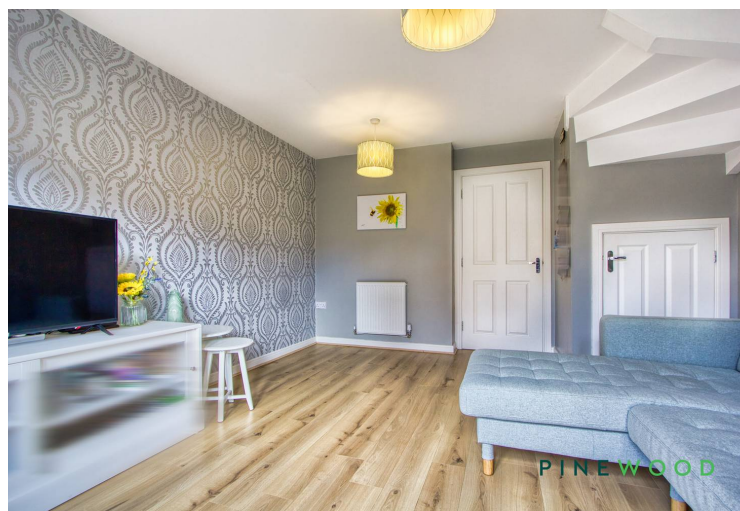




6 Vicarage Walk, Clowne

£195,000 Freehold

**** £5000 CASH BACK TO MOVE IN AUGUST 2026 ** LEGAL FEE INCENTIVE ** paid up to £1300 + VAT** Beautifully presented 3 bed with modern kitchen, gardens, perfect for professionals or families.

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

**** £5000 CASH BACK TO MOVE IN AUGUST 2026 ** LEGAL FEE INCENTIVE ** paid up to £1300 + VAT**

Welcome to this beautifully presented three-bedroom, two-bathroom semi-detached house, thoughtfully designed to offer practical family living with a touch of contemporary elegance. The heart of the home is a spacious and bright reception room, where French doors open directly onto a lush private garden, seamlessly blending indoor and outdoor living. Stylish feature wallpaper and modern wood flooring enhance the space, creating an inviting atmosphere for relaxation or entertaining guests. The modern kitchen is equipped with sleek units, integrated oven, gas hob, ample counter space and abundant storage, all bathed in natural light for a fresh and welcoming feel. Each bedroom is generously proportioned and benefits from large windows, built-in wardrobes or dedicated storage, and neutral décor, providing comfort and versatility for restful nights and easy personalisation.

Additional highlights include a stunning contemporary bathroom with a modern shower, skylight, and sleek basin, as well as a second bathroom featuring an elegant bath with shower, modern fixtures and bright, natural light. A dedicated dressing area with illuminated vanity and ample built-in storage offers a luxurious touch, while other rooms provide dedicated workspace and further storage solutions, perfect for modern family needs or remote working. The home's charming brick exterior is complemented by a gated front garden and a well-maintained private rear garden, complete with patio area and practical storage shed - ideal for alfresco dining, play, or quiet relaxation. An allocated parking space within a secure gated entrance provides peace of mind and every-day convenience.

Blending contemporary style with thoughtful details and functional spaces, this semi-detached home is perfect for families or professionals seeking comfort, security and modern living. With its generous natural light, elegant finishes, and versatile layout, this inviting property offers a wonderful setting to create lasting memories. Arrange your viewing today and experience all the features and lifestyle benefits this exceptional home has to offer.





Lounge / diner

27' 6" x 14' 1" (8.37m x 4.30m)

Large lounge / dining area with a cosy feel, French doors lead out into the garden, perfect for those summer months. An under the stairs storage cupboard is located in here as well.

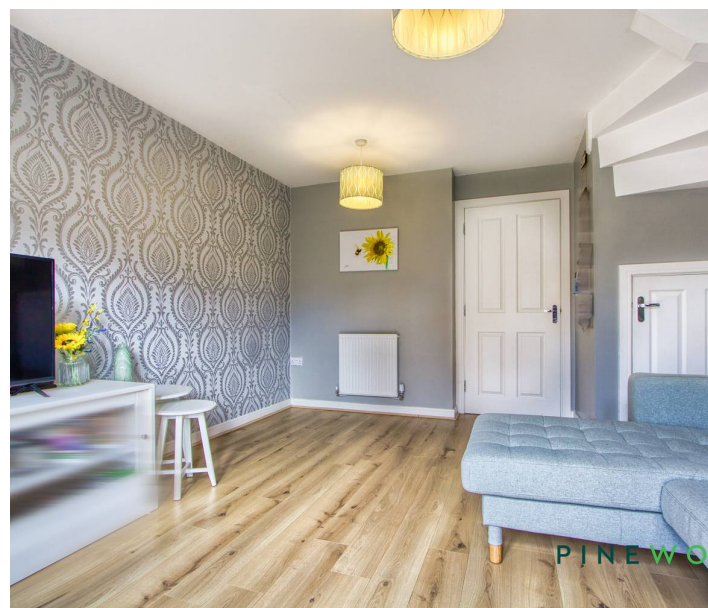
Kitchen

10' 10" x 5' 2" (3.30m x 1.58m)

A contemporary kitchen space with modern appliances and fixtures creating a serene environment to prepare meals for the family or entertain guests.

Wc

A downstairs WC featuring a low flush WC and a pedestal corner hand wash basin.





Bedroom 1

18' 4" x 12' 3" (5.58m x 3.73m)

A huge second floor bedroom with a soft fitted carpet, a uPVC window and a storage space for your convenience. The room features enough space for a double bedroom and an ensuite located at the entrance to the room.

Bedroom 2

12' 3" x 8' 0" (3.73m x 2.43m)

The second bedroom overlooks the rear of the property featuring a soft fitted carpet, a central heating radiator and a uPVC window.

Bathroom

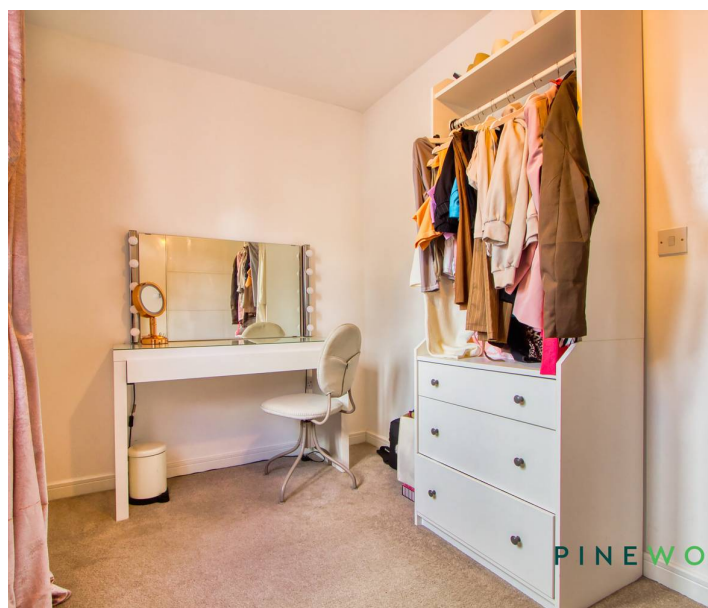
6' 5" x 5' 7" (1.96m x 1.71m)

A modern family bathroom with a sink, toilet and a bath with an overhead shower unit.

Bedroom 3

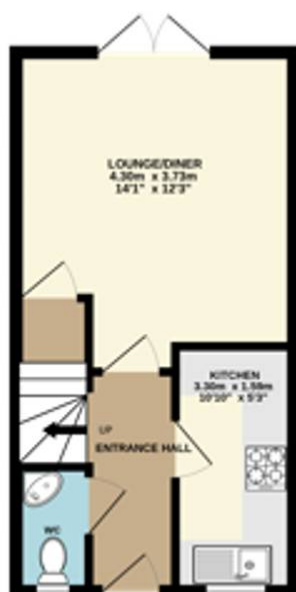
12' 3" x 10' 0" (3.73m x 3.06m)

The third bedroom is a well sized L shaped room with 2 uPVC windows overlooking the front of the property. Currently used as a walk-in wardrobe but is clearly a versatile space that can be used as whatever you need.

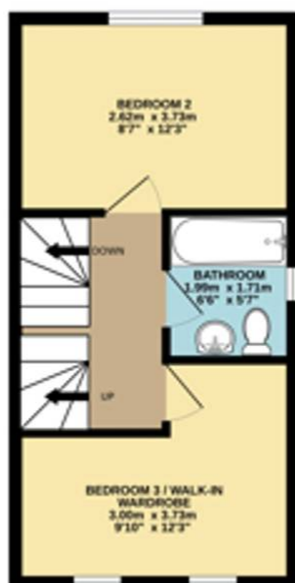




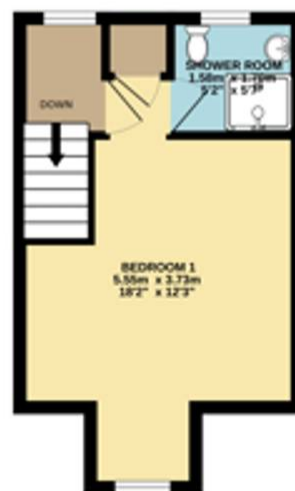
GROUND FLOOR
27.1 sq.m (292 sq.ft.) approx.



1ST FLOOR
26.4 sq.m (286 sq.ft.) approx.



2ND FLOOR
21.1 sq.m (226 sq.ft.) approx.



TOTAL FLOOR AREA : 74.7 sq.m (825 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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If you would like more info or to view the full listing then please visit our website at pinewoodproperties.co.uk or give us a call on **01246 810519**.