



32 Ridgeway, Clowne

£165,000

No chain. Well-presented home with driveway, garage, front lawn, and private rear garden. Ideal for first-time buyers or downsizers. Convenient location.

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

OFFERED WITH NO ONGOING CHAIN...This delightful home offers comfortable living spaces, well-presented interiors, and a charming garden, ideal for first-time buyers or those looking to downsize. Conveniently positioned with driveway parking and an attached garage, the property enjoys a pleasant setting with a lawned frontage and private rear garden.

- Attractive semi-detached home with attached garage
- Driveway providing off-road parking
- Spacious lounge with feature fireplace
- Well-equipped kitchen
- Two well-presented bedrooms
- Fully tiled shower room with modern fittings
- Private rear garden with patio and lawn
- Conveniently located close to local amenities and transport links
- Freehold
- Council Tax Band A





Entrance Porch

A uPVC entrance porch to the front aspect with neutral décor and fitted carpet, offering a welcoming space with room for meters and outdoor storage.

Living Room

15' 0" x 11' 11" (4.56m x 3.62m)

A bright and comfortable lounge with coved ceiling, neutral painted plaster décor, and a uPVC window to the front aspect. The focal point of the room is an attractive feature fireplace with an electric fire. Additional benefits include a central heating radiator, fitted carpet, and useful under-stairs storage.



Kitchen

8' 2" x 11' 10" (2.48m x 3.61m)

A spacious, well-laid-out U-shaped kitchen fitted with a range of base and wall units, ample worktop space, and a stainless steel sink and drainer. The room also benefits from tiled splashbacks, a newly installed gas cooker, included is an under-counter washing machine. With a uPVC window overlooks the rear garden, and the space is finished with vinyl flooring and a central heating radiator.





Bedroom 1

A generous double bedroom to the front aspect, featuring decorative coving, a uPVC window, central heating radiator, feature wall décor, and fitted carpet.

Bedroom 2

Another well-proportioned room overlooking the rear garden, with decorative coving, uPVC window, central heating radiator, feature wall, and fitted carpet.

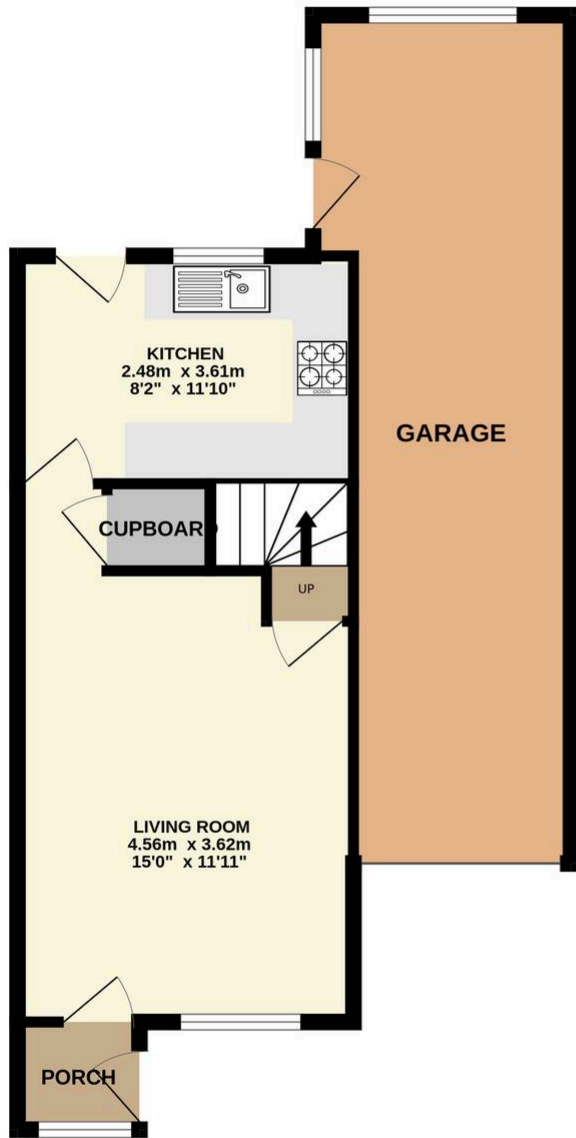
Shower Room

5' 1" x 8' 11" (1.54m x 2.71m)

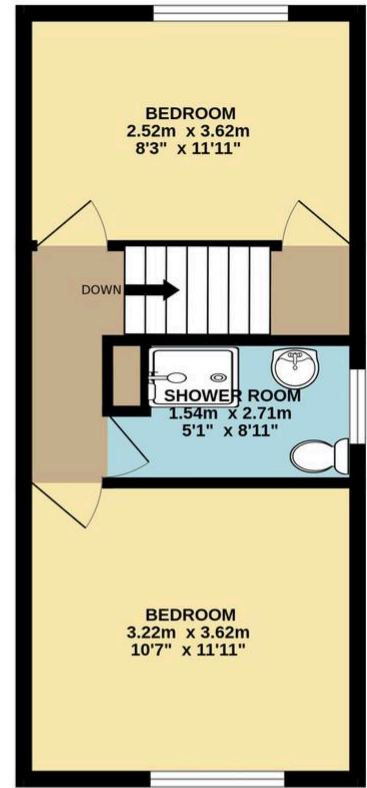
A modern fully tiled shower room with enclosed shower cubicle and integrated mixer shower from the boiler. Includes pedestal wash basin, low-flush WC, chrome-style radiator, and laminate tile flooring. Obscure-glazed uPVC window for privacy.



GROUND FLOOR
54.6 sq.m. (588 sq.ft.) approx.



1ST FLOOR
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA: 84.7 sq.m. (912 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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