



Offers Over £180,000 Freehold

40 CAVENDISH DRIVE | CLOWNE | CHESTERFIELD | S43 4AR

BuckleyBrown
ESTATE AGENTS

A WARM WELCOME AWAITS...A fantastic opportunity to acquire this detached bungalow in the popular village of Clowne, Chesterfield. Requiring modernisation throughout, this property is ideal for buyers looking to add their own stamp and create a home tailored to their tastes.

Set in a convenient location, the bungalow is within easy reach of local amenities including supermarkets, shops, cafes, schools, and healthcare facilities. Excellent transport links are nearby, with swift access to the M1 (Junction 30), making it perfect for commuting to Chesterfield, Sheffield, Worksop and beyond. The area also enjoys close proximity to open countryside and scenic walking routes.

The accommodation comprises an entrance hallway leading to a spacious living room with a large front-facing window, allowing plenty of natural light. The kitchen is fitted with traditional units and gives access to a practical utility room. Both double bedrooms are generous in size, and the bathroom includes a three-piece white suite. While the home does require updating, it offers great scope for improvement and reconfiguration.

Externally, the property features a driveway offering off-street parking and an integral garage, which may offer potential for conversion (subject to necessary consents). To the rear is a mature, tiered garden that provides privacy and excellent potential for landscaping or outdoor living.

This is a wonderful project for those looking to create a forever home or investment property in a sought-after location. Offered with no upward chain. Early viewing is highly recommended.





Hall
With leading access into;

Living Room 12'4" x 15'5"
Carpeted flooring, feature fireplace and a window to the front elevation.

Kitchen 9'0" x 9'7"
Fitted with matching cabinets, inset sink with drainer, integrated appliances and a window to the rear. Access to a utility room.

Utility 7'2" x 10'5"
Space and plumbing for fitted appliances along with windows and an external door to the rear. Additional access into the garage.

Bedroom One 9'11" x 16'4"
Carpeted flooring, central heating radiator and a window to the rear elevation.

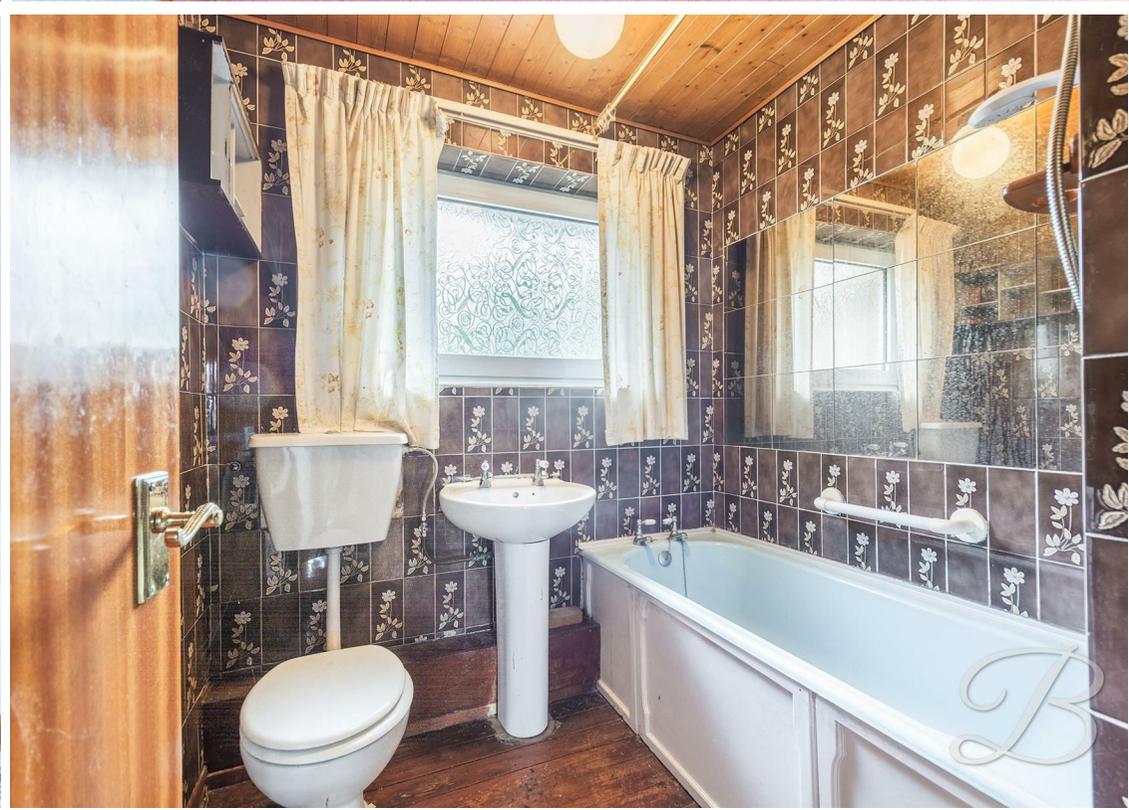
Bedroom Two 9'11" x 12'5"
Carpeted flooring, central heating radiator and a window to the front.

Bathroom 6'5" x 6'5"
Three piece bathroom fitted with a hand wash basin, low flush WC and a bath. Window to the rear.

Garage 10'5" x 17'8"
Single garage accessible from the front elevation.

Outside
Low maintenance frontage with a private driveway, garage and steps leading up to the front door. The rear garden boasts a patio area, raised decorative plants and fence surround.





Ground Floor
 100 Sq.m/ 1077.89 Sq.ft
 Approx



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. Specially no guarantee is should not be relied on as a 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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