



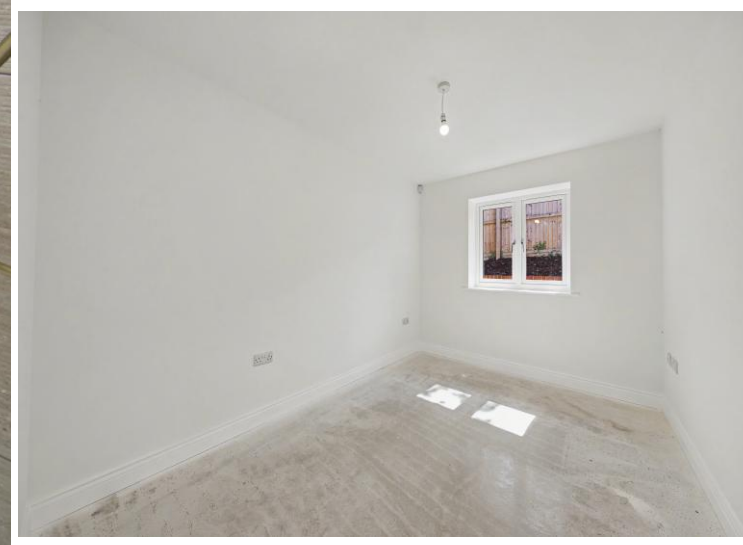
Plot 5

Church Hall Place, Rectory Road • Clowne • S43 4BH

£385,000

New-build three-double-bedroom detached bungalow, finished to a high specification throughout with an Advantage 10 Year Warranty. Located in the popular village of Clowne, the property benefits from excellent access to everyday amenities including shops, supermarkets, cafés and local services. Transport links are strong, with straightforward access to major road networks including the M1, along with regular bus services and nearby train stations. The area is well served by local schools and enjoys nearby green spaces, parks and walking routes, making this an ideal home for couples, those looking to downsize, or buyers seeking comfortable ground-floor living. The side front entrance opens into a welcoming hallway which benefits from a useful storage cupboard. To the rear of the property is the living room, a spacious and light-filled reception area featuring bi-fold doors opening directly onto the rear garden and offering a blank canvas ready to personalise. To the left of the rear hallway is the kitchen diner, fitted with a modern shaker-style kitchen providing ample storage and integrated AEG appliances. There is generous space for a dining table, with further bi-fold doors opening onto the rear garden and allowing plenty of natural light into the room. The kitchen leads through to a separate utility room, offering space for freestanding appliances and a side door providing access to the rear of the property. The principal bedroom is positioned to the front of the property and is a good-sized double, benefiting from a modern, fully tiled en-suite fitted with a shower cubicle, wash basin and WC. Bedrooms two and three are both further doubles, positioned to the side of the property. The family bathroom is modern and fully tiled, fitted with a four-piece suite comprising a bath, separate shower cubicle, wash basin and WC. Heating is via an Air Source heat pump. Externally, the rear garden provides an excellent opportunity to personalise and begins with a patio seating area leading onto a private, enclosed lawned garden. To the front of the property is a fully paved driveway for multiple vehicles, along with a small patio area that leads down to rear access. The property also benefits from a large detached garage (Garage door will be installed before completion).





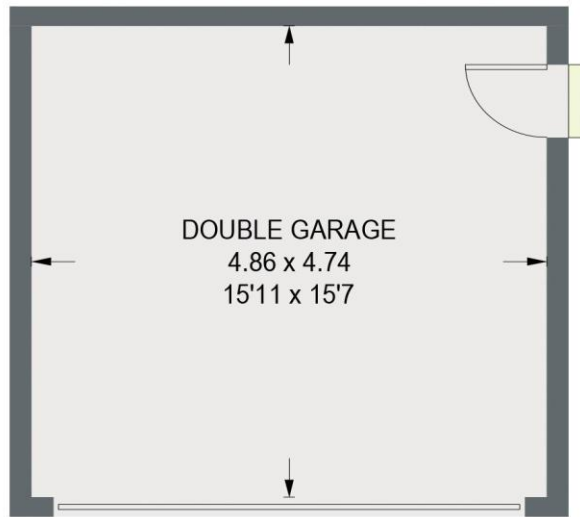
- New Build Detached Bungalow
- Ready to Move Into - Advantage 10 Year Warranty
- Modern Shaker Style Kitchen w/ AEG Appliances
- Living Room w/ Bifold Doors onto Rear Garden
- Separate Utility Room
- Three Well Proportioned Bedrooms
- Modern Four Piece Suite Bathroom & Ensuite
- Private & Enclosed Rear Garden & Patio
- Private Driveway & Large Detached Garage
- Council Tax Band & EPC TBC



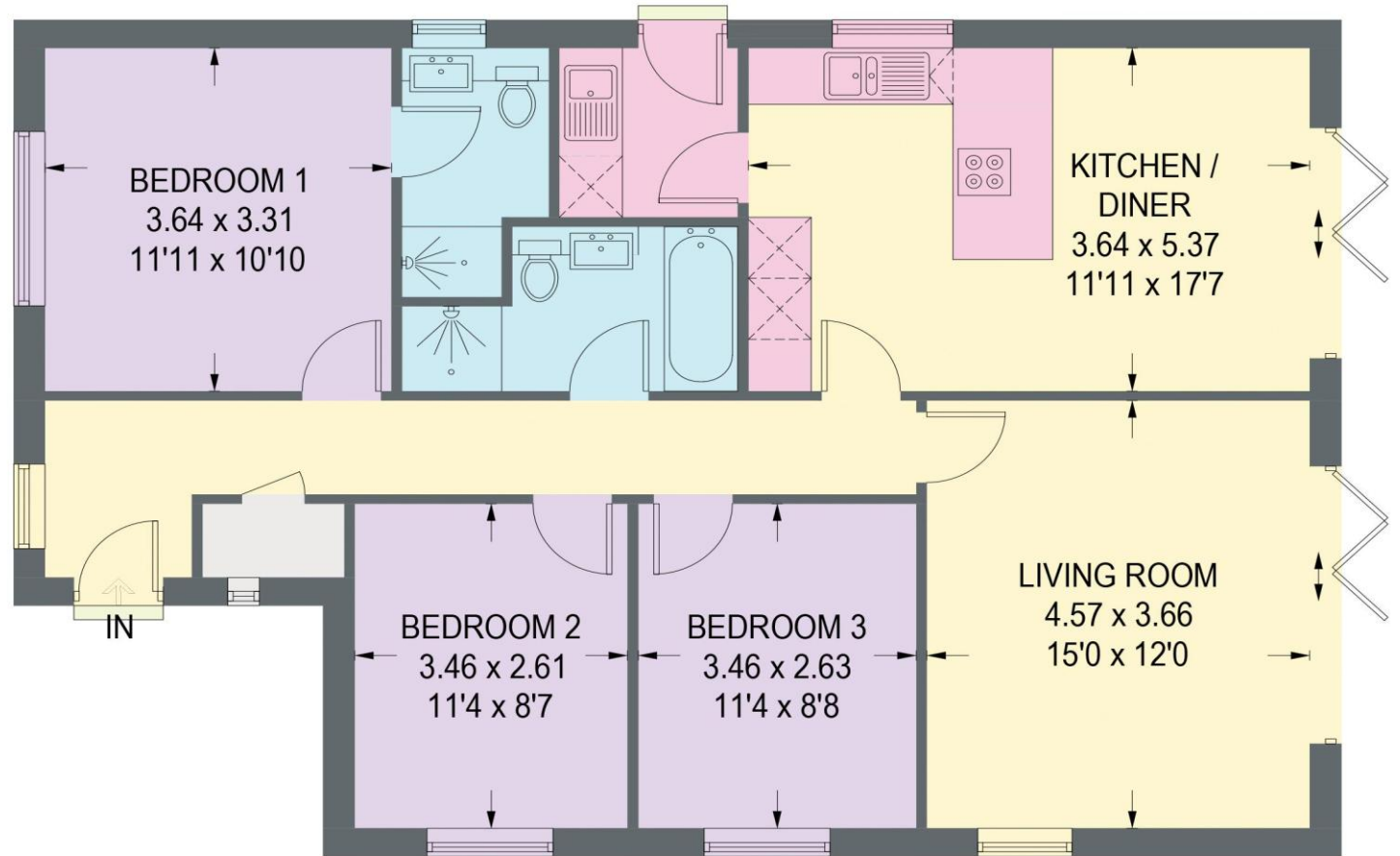


PLOT 5, CHURCH HALL PLACE

APPROXIMATE GROSS INTERNAL AREA = 115.0 SQ M / 1237.8 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1296500)



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