



Ringer Lane, Clowne, Chesterfield, Derbyshire S43 4DA

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£180,000

PINEWOOD



# Ringer Lane Clowne Chesterfield Derbyshire S43 4DA

**£180,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- Freehold - Council Tax Band : A
  - 3 spacious bedrooms
  - Modern end terrace house
    - Built in 1990
    - 1 reception room
- Located in Clowne, Chesterfield
  - Close to local amenities
- Easy access to transport links
  - Ideal for families
  - Lovely single garage





## **\*\*STUNNINGLY PRESENTED END-TERRACE, IDEALLY LOCATED FOR A FAMILY\*\***

This modern end-terrace house on Ringer Lane presents an excellent opportunity for families and first-time buyers alike. Built in 1990, the property boasts a contemporary design that harmoniously blends with its surroundings.

Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The house features three well-proportioned bedrooms, providing ample space for family living or the possibility of a home office. Each bedroom offers a comfortable retreat, ensuring a peaceful night's sleep.

The property includes a well-appointed bathroom, designed for both functionality and comfort. The modern fittings and fixtures enhance the overall appeal, making daily routines a pleasure.

The location of this home is particularly advantageous, with easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. The surrounding area is known for its community spirit and picturesque landscapes, making it an ideal place to settle down.

In summary, this end-terrace house on Ringer Lane is a delightful blend of modern living and convenience, offering a wonderful opportunity to create lasting memories in a welcoming environment. Don't miss the chance to make this lovely property your new home.

Video tour available, take a look around!

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

### **Lounge**

15'5" x 12'3" (4.70m x 3.73m)

A welcoming lounge offers a comfortable space to relax with ample natural light from a front-facing window. The room features a warm wooden floor and neutral walls with a tasteful wallpaper feature, creating a cosy and inviting atmosphere. It connects smoothly to the kitchen/dining area, allowing for easy flow between living and dining spaces.

### **Kitchen/Dining Room**

8'7" x 15'6" (2.62m x 4.73m)

The kitchen/dining room is a bright and practical space, featuring white cabinetry with wooden countertops that add warmth and character. It is equipped with an integrated oven and a gas hob under a stainless steel extractor hood. A farmhouse-style sink is positioned under a window, providing pleasant views to the outside. The dining area comfortably accommodates a table and chairs and benefits from the natural light through the adjoining conservatory doors.

### **Conservatory**

12'2" x 8'11" (3.70m x 2.73m)

This charming conservatory is a delightful addition to the home, featuring plentiful windows that create a light and airy setting. The space is furnished with comfortable seating and a glass-topped coffee table on wooden flooring, making it an ideal spot to enjoy garden views throughout the year. French doors provide direct access to the garden, creating a seamless indoor-outdoor connection.

### **Landing**

The landing is a bright and functional space at the top of the stairs, featuring a window that fills the area with natural light. It provides access to all upstairs rooms and benefits from neutral décor and a carpeted floor for a soft underfoot feel.

### **Bathroom**

9'8" x 5'10" (2.95m x 1.78m)

The bathroom is a modern and well-appointed space, featuring a curved-edge bath with a glass shower screen and a rainfall showerhead. A contemporary white sink and toilet are complemented by a large window, which provides ventilation and natural light. The room is finished with marble-style tiling and dark flooring for a clean and fresh look.

### **Bedroom 1**

14'3" x 9'4" (4.36m x 2.85m)

A roomy main bedroom with a rear-facing window, providing plenty of natural light. The room is styled with neutral tones and features a built-in wardrobe along one wall, offering practical storage. The soft wooden flooring adds warmth to the space.

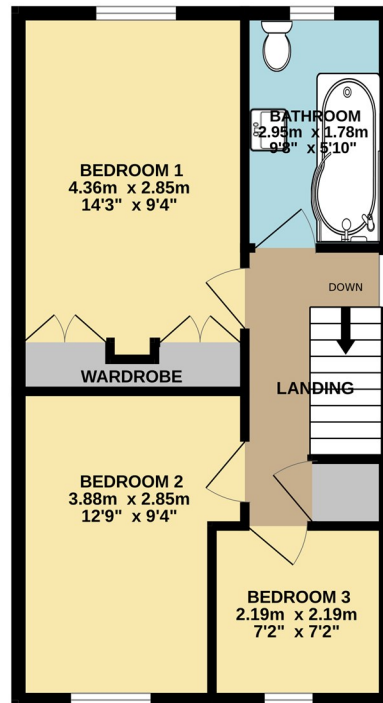
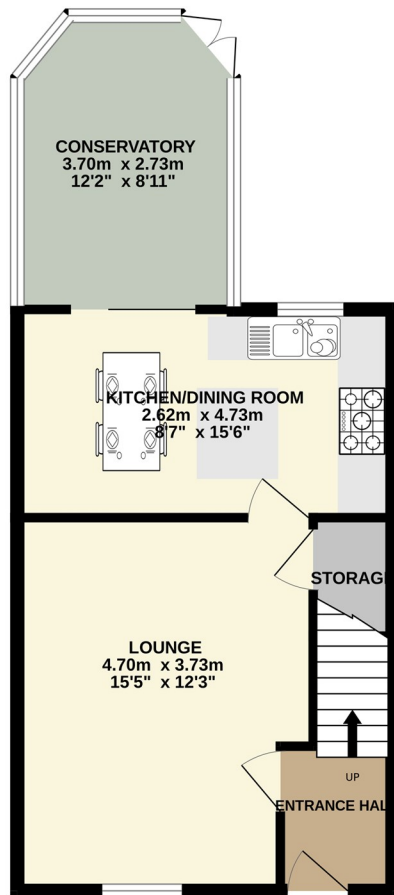
### **Bedroom 2**

12'9" x 9'4" (3.88m x 2.85m)

A well-proportioned second bedroom with a front-facing window providing ample daylight. The room is decorated in neutral shades and finished with wooden flooring, making a pleasant and practical sleeping space.

GROUND FLOOR  
44.2 sq.m. (475 sq.ft.) approx.

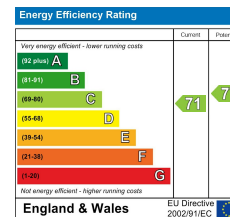
1ST FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 84.2 sq.m. (906 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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### Bedroom 3

7'2" x 7'2" (2.19m x 2.19m)

A smaller bedroom or study space featuring a side-facing window. The room is compact and versatile, presented with wooden flooring and neutral walls, suitable as a child's bedroom, nursery, or home office.

### Exterior

The front exterior features a semi-detached brick house with a bay window and a white front door. A driveway runs alongside the property leading to a detached garage. The front garden is edged with a low wooden fence and planted with shrubs and small bushes, creating a welcoming entrance.

The rear garden provides a private outdoor area with a lawn bordered by fencing. It is well-maintained and includes a gate leading to the driveway and garage, accessible via the conservatory. The garden is an inviting space for outdoor activities and relaxation.

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

### Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



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