



Barlborough Road, Clowne Chesterfield S43 4QX

welcome to

Barlborough Road, Clowne Chesterfield

A well-presented three-bedroom semi-detached home offering spacious accommodation throughout, including a stylish open-plan kitchen/dining room, conservatory, generous living room, ample driveway parking and an outstanding rear garden, making it ideal for growing families and first-time buyers.

Front Of Property And Driveway

This attractive semi-detached home enjoys a prominent position within the village of Clowne, featuring a substantial driveway providing ample off-road parking for multiple vehicles. The property is set back from the road behind a low-maintenance frontage, with gated side access leading through to the rear garden.

Hallway

The welcoming entrance hallway offers a bright and inviting introduction to the home. Decorated in neutral tones with wood-effect flooring, the hallway provides access to the living room and kitchen/dining room, whilst a staircase rises to the first floor accommodation.

Kitchen/Dining Room

Forming the heart of the home, this impressive open-plan kitchen/dining room is beautifully presented and designed for modern family living. The contemporary fitted kitchen features a range of wall and base units with ample worktop space and a central breakfast island incorporating additional storage and preparation space. Integrated cooking appliances and stylish finishes complete the kitchen area. The dining space comfortably accommodates a family dining table and benefits from an abundance of natural light, with direct access into the conservatory, making it ideal for both everyday living and entertaining.

Living Room

The generously proportioned living room offers a comfortable and relaxing environment. A large window allows plenty of natural light to fill the room, whilst the focal point fireplace creates a cosy atmosphere. Finished in tasteful neutral décor, the room provides ample space for a variety of furniture

arrangements and enjoys an open connection through to the kitchen/dining area via an attractive archway.

Conservatory

The conservatory provides an additional reception area enjoying pleasant views over the rear garden. Surrounded by windows and featuring French doors opening onto the patio, this versatile space can be utilised as a sitting room, home office, playroom or garden room, making the most of the property's outdoor setting throughout the year.

Stairs/Landing

The staircase rises from the hallway to a bright first-floor landing, which provides access to all bedrooms and the family bathroom. A side-facing window allows natural light to illuminate the space, enhancing the light and airy feel throughout the upper floor.

Bedroom One

A spacious double bedroom positioned to the front of the property. Beautifully presented in neutral tones, the room offers ample space for freestanding bedroom furniture and benefits from a large window providing excellent natural light. This room serves as an inviting principal bedroom.

Bedroom Two

A further generously sized double bedroom overlooking the front aspect. Offering excellent proportions and versatility, the room is ideal as a guest bedroom or additional principal bedroom, with plenty of space for wardrobes, drawers and other furnishings.

Bedroom Three

A good-sized single bedroom situated to the rear of





the property. Currently utilised as a study/home office, the room would equally make an excellent child's bedroom, nursery or dressing room, offering flexibility to suit a variety of needs.

Bathroom

The family bathroom is fitted with a modern white three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Contemporary tiling and neutral décor create a fresh and bright appearance, whilst a window provides natural light and ventilation.

Rear Garden

A particular feature of this property is the exceptionally generous rear garden. Predominantly laid to lawn, the garden offers extensive outdoor space ideal for families, entertaining and recreation. A paved patio area adjacent to the conservatory provides the perfect spot for outdoor dining and seating, whilst the substantial lawn extends to create a wonderful sense of openness. Enclosed boundaries offer privacy and security, making this a fantastic space for children, pets and gardening enthusiasts alike.

Agent Note

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Please note that an AML fee is chargeable to the

buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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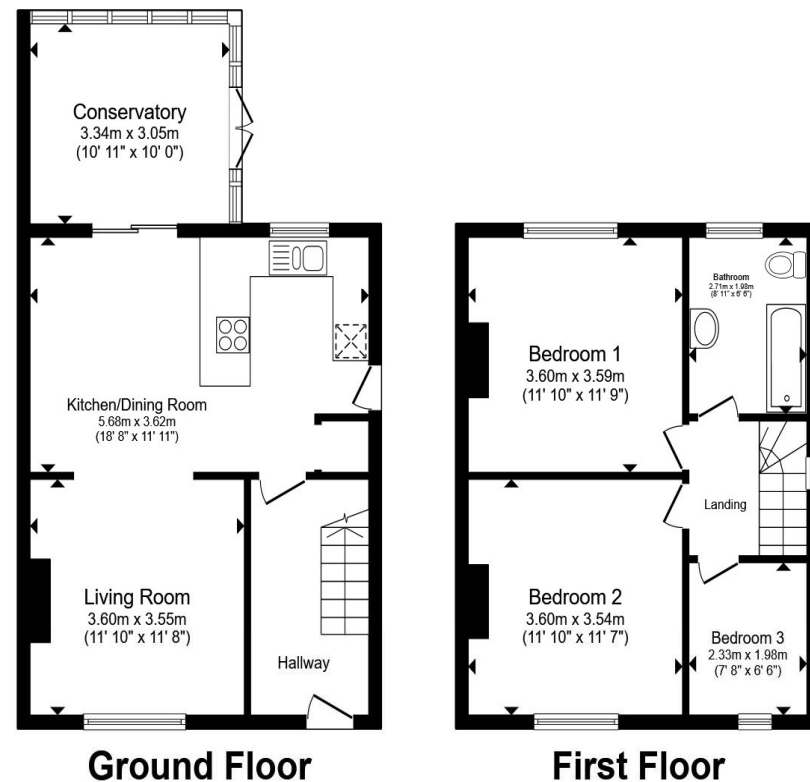
Barlborough Road, Clowne Chesterfield

- Council Tax Band - B
- Three-Bedroom Semi-Detached Home
- Spacious Living Room
- Open-Plan Kitchen/Dining Room
- Contemporary Fitted Kitchen With Breakfast Island

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£209,995



Total floor area 93.7 m² (1,008 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
CSF105374 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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