



Wheatsheaf Way, Clowne Chesterfield S43 4FA

welcome to

Wheatsheaf Way, Clowne Chesterfield

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.

Beautifully presented detached family home in Clowne location. Featuring a spacious living room, stunning open-plan kitchen/dining area, utility room, downstairs W/C, three bedrooms, en suite, family bathroom, driveway parking and a rear garden.

Important Notice.

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.

Front Of Property / Driveway

An attractive modern detached family home occupying a pleasant position within a sought-after residential development in Clowne. The property benefits from a generous block-paved driveway providing ample off-road parking and leading to the front entrance. The well-presented frontage offers excellent kerb appeal with a neat frontage and pathway access.

Hall

A welcoming entrance hall providing access to the ground floor accommodation, featuring stairs rising to the first floor and a bright, inviting atmosphere.

Downstairs W/C

Convenient cloakroom fitted with a low flush WC and wash hand basin, ideal for guests and everyday family living.

Living Room

A comfortable and well-proportioned reception room positioned to the front of the property. The room is beautifully presented with neutral décor, creating a cosy yet spacious environment for relaxation and entertaining.

Utility Room

A practical utility area offering additional storage and workspace, with plumbing for laundry appliances and useful access to both the kitchen and dining room.

Kitchen

The heart of the home is a stunning open-plan kitchen fitted with a comprehensive range of contemporary units and generous worktop space. A central breakfast bar provides additional seating and preparation space, while the open layout seamlessly connects to the dining and family areas. French doors and rooflights allow natural light to flood the room.

Dining Room

A spacious dining area offering ample room for family meals and entertaining guests. Open-plan to the kitchen, creating a sociable and versatile living space.

Stairs & Landing

The first-floor landing provides access to all bedrooms, family bathroom and useful storage facilities.

Bedroom One

A generous principal bedroom overlooking the front aspect, benefiting from fitted wardrobes and a bright, airy feel.





En-Suite

A stylish en-suite shower room comprising a walk-in shower enclosure, wash hand basin and WC, finished to a modern standard

Bedroom Two

A spacious double bedroom with ample space for freestanding furniture and a pleasant outlook.

Bedroom Three

A well-sized third bedroom, ideal as a children's room, guest bedroom or home office.

Storage

Useful built-in storage cupboards located on the first floor, providing valuable space for household items and linen.

Bathroom

A modern family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by contemporary tiling.

Rear Garden

The enclosed rear garden has been thoughtfully landscaped to create an attractive outdoor living space. Featuring a paved patio ideal for entertaining, seating areas, mature planting and a covered outdoor area, the garden offers privacy and enjoyment throughout the year.

Agent Note

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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.

Legal Fees Paid T&C's.

The property is being sold through our clients Part Exchange Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



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Wheatsheaf Way, Clowne Chesterfield

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- Council Tax Band - C
- Modern Detached Family Home
- Three Well-Proportioned Bedrooms
- Principal Bedroom With En-Suite

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£280,000



Total floor area 123.1 m² (1,325 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:
CSF105398 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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