



## 12 Church View, Clowne

£375,000 Freehold

Spacious 4 bed detached home in Clowne with 3 receptions, private garden, driveway for 3 cars, 1 bathroom, 2 ensembles and dressing room. Peaceful location. Video tour available.

Council Tax band: D

Tenure: Freehold

EXPANSIVE FAMILY HOME, WITH A PRIVATE GARDEN, A LOT OF HOME THAT'S READY TO GO...

Nestled in the charming area of Church View, Clowne, this delightful detached house offers a perfect blend of space and comfort. With a generous 1,862 square feet of living space, this property is ideal for families seeking a welcoming home in a tranquil setting.

The house boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. Whether you prefer a cosy evening in the lounge, a lively gathering in the dining room, or a quiet study in the third reception room, this home caters to all your needs.

There are four spacious bedrooms, ensuring that everyone in the family has their own private retreat. The principal bedroom also features a walk in dressing room, creating a stunning space to retreat to. The layout is thoughtfully designed to maximise both space and light, creating an inviting atmosphere throughout. The single bathroom is conveniently located, serving the needs of the household with ease along with the two ensuites.

Built in 1986, this property combines modern living with classic charm. The exterior is complemented by a driveway that accommodates parking for up to three vehicles, a valuable feature in today's busy world.

Located in the picturesque Derbyshire village of Clowne, residents can enjoy a peaceful lifestyle while still being within easy reach of local amenities and transport links. This home is not just a property; it is a place where memories can be made and cherished for years to come.

In summary, this detached house in Church View is a wonderful opportunity for those looking to settle in a friendly community, offering both space and comfort in a desirable location.

**VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND**

**Call Pinewood Properties for more information and to book a viewing**





#### **KITCHEN / DINER**

18' 8" x 11' 5" (5.70m x 3.48m)

This lovely property features a huge kitchen / dining room that includes stunning wooden flooring, granite worktops with a Neff induction hob and a sink with drainer built into the worktop. Also featuring 2 uPVC windows and a central heating radiator whilst enabling side access through the door in here.

#### **BEDROOM 1**

15' 7" x 21' 4" (4.76m x 6.51m)

The principal bedroom continues the lovely flooring, also featuring stunning glass doors that open up to the Juliet balcony that overlooks the lovely garden at the rear of the property. This room also includes an ensuite;

#### **DRESSING ROOM (BEDROOM 1)**

Bedroom 1 also includes a bespoke dressing room, featuring space for large wardrobes, and any other furniture you might want to include. As you enter the room you walk into the dressing room, creating a grand yet cosy feel to this lovely principal bedroom.

#### **ENSUITE (BEDROOM 1)**

3' 10" x 8' 5" (1.16m x 2.56m)

The ensuite for bedroom 1 features a large walk-in shower with tiled splash back, a pedestal hand wash basin, a low flush wc and tiled flooring, finished off with the uPVC window with frosted glass for privacy.

#### **BATHROOM**

6' 6" x 10' 6" (1.99m x 3.19m)

The family bathroom features a vanity sink unit, a low





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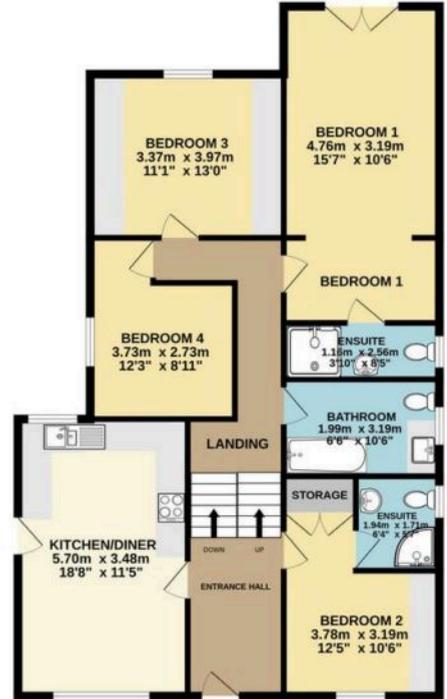
UNDER PROPERTY STORE ROOM  
13.7 sq.m. (147 sq.ft.) approx.



LOWER GROUND FLOOR  
54.8 sq.m. (590 sq.ft.) approx.



GROUND FLOOR  
104.4 sq.m. (1124 sq.ft.) approx.



TOTAL FLOOR AREA : 173.0 sq.m. (1862 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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You can include any text here. The text can be modified upon generating your brochure.

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EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

