



10 Salvin Crescent, Clowne

£165,000 Freehold

Charming 3-bed semi in Clowne with spacious lounge, modern kitchen/diner, garden views, and family bathroom. Close to schools, parks, and amenities. Video tour available.

Council Tax band: A

Tenure: Freehold

Here Pinewood present this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1920, the property boasts a generous living space of 865 square feet, making it an ideal home for families or those seeking a bit more room to breathe.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house features three well-proportioned bedrooms, each offering ample space and natural light, ensuring a comfortable retreat for all family members. With a stunning kitchen / diner to prepare food for the family or entertain guests, with beautiful views out into the garden through the large uPVC window above the sink.

The property includes a well-appointed bathroom, designed for both functionality and comfort. The layout of the home is practical, making it easy to navigate and enjoy daily life.

Situated in Clowne, residents will benefit from a friendly community and convenient access to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area is known for its picturesque landscapes and offers a variety of outdoor activities.

This semi-detached house on Salvin Crescent presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its charming features and spacious layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

Video tour available

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





Lounge

10' 5" x 15' 1" (3.17m x 4.60m)

This welcoming lounge features a striking focal wall painted in a deep blue hue, complemented by a brick fireplace housing a cosy stove-style heater. The room benefits from natural light through a large window dressed with dark curtains, creating a warm and inviting atmosphere enhanced by a soft rug and wood-effect flooring.

Kitchen/Diner

11' 0" x 15' 1" (3.35m x 4.60m)

The kitchen/diner is spacious and bright with a large window overlooking the garden, allowing plenty of natural light to fill the room. It features cream cabinetry with integrated appliances, a modern black extractor hood, and wood-effect tiled flooring. A simple wooden dining table with benches offers practical seating, while subtle wall tiling adds texture to the space.

WC / Cloakroom

The downstairs cloakroom is neatly presented with modern fixtures including a white toilet and a compact wash basin with storage beneath. Soft lighting and a warm wall colour create a comfortable space, conveniently located off the hallway.

Bedroom 1

11' 0" x 13' 1" (3.35m x 4.00m)

Bedroom 1 is a generously proportioned room featuring a soft carpet and a large window that fills the space with natural light. The walls are painted in muted tones with one accent wall in green, complementing the





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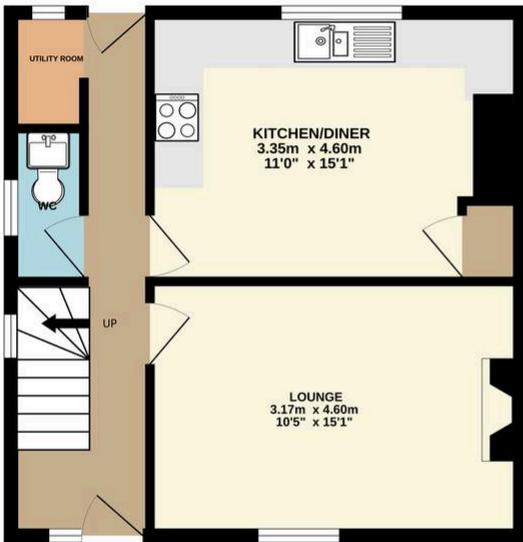
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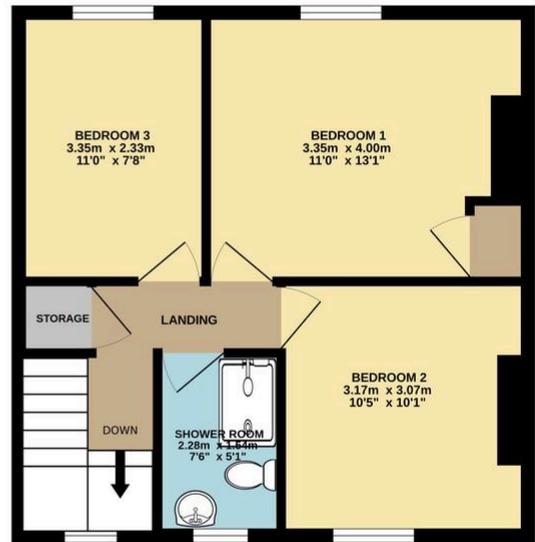
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GROUND FLOOR
40.1 sq.m. (431 sq.ft.) approx.



1ST FLOOR
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 80.4 sq.m. (865 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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EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

