



## 20 Bentinck Drive, Clowne, Chesterfield, S43 4SS

- MODERN BUNGALOW
  - 3 BEDROOMS
- EASY TO MAINTAIN GARDEN
  - CUL DE SAC LOCATION
- OPEN PLAN LIVING
  - 2 BATHROOMS
- DRIVEWAY PARKING
  - CALL HUNTERS NOW

**Guide Price £250,000 - £270,000**

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HERE TO GET *you* THERE



**REDUCED FOR A QUICK SALE TO A LOWER GUIDE  
PRICE OF £250,000 - £255,000**

**3 BEDROOM, DETACHED BUNGALOW** - Situated to the East side of Chesterfield, Clowne, in a cul de sac location, which has it's own local amenities including supermarkets, town shops, The Arc leisure centre, within catchment area of Clowne Primary & Secondary schools, great for access to Chesterfield, Worksop, Sheffield & M1.

As you enter this modern bungalow, you will be greeted into the hallway. Then you will find the open plan kitchen, which goes into the dining room/lounge and conservatory. The main bedroom, which is a garage conversion, is very spacious, with a 3 piece wet room en suite. There are a further 2 bedrooms and a tiled, 3 piece suite shower room.

Gas central heating (combi boiler) and UPVC double glazed windows. Solar Panel Info: Owned and revenue received from the energy generated.

To the rear, there is a low maintenance garden and patio area. Driveway parking at the front for multiple cars.

Don't miss out on viewing this property - call Hunters now!

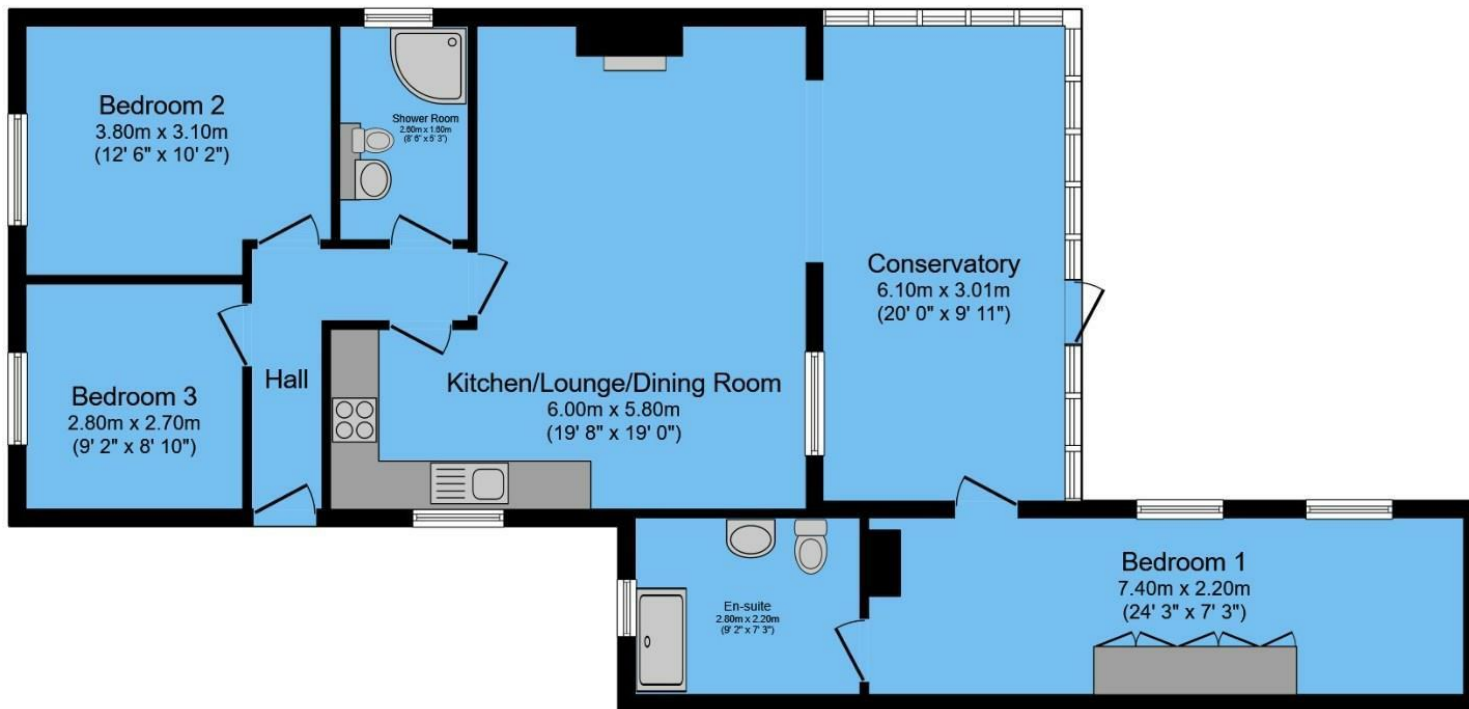
Freehold, Tax Band B, EPC Rating B.











Total floor area 100.7 sq.m. (1,083 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).

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## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>90</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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