



## 45 Spinnaker Road, Clowne, Chesterfield, S43 4FW

- THREE BED DETACHED
- DRIVEWAY PARKING
- ENCLOSED GARDEN

- MODERN BUILD
- ATTACHED GARAGE
- VIEW NOW

**Offers In The Region Of £225,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**MODERN, RECENTLY CONSTRUCTED, WELL  
PRESENTED, THREE BEDROOM DETACHED  
FAMILY HOME!**

Situated to the East side of Chesterfield, Clowne, 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.

This property comprises:- entrance hall, downstairs WC, reception room with understairs storage, kitchen / diner with patio doors out onto the rear garden.

On the first floor are three bedrooms (two doubles & one single) & combined bathroom / WC.

Gas central heating & uPVC double glazed.

Outside sees a blocked paved drive for two vehicles, attached garage & enclosed, landscaped garden with decked, lawn & patio areas.

**FREEHOLD.**

We understand the council tax band is C under Bolsover District Council.

**VIEWINGS AVAILABLE NOW - CALL HUNTERS TO  
BOOK YOUR VIEWING.**



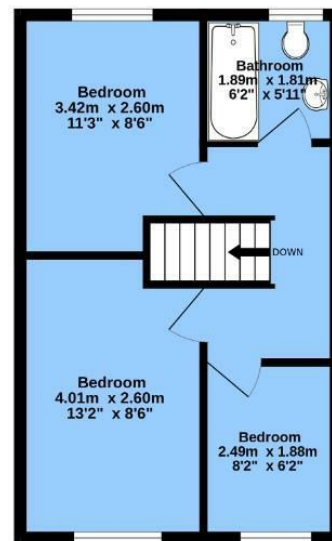
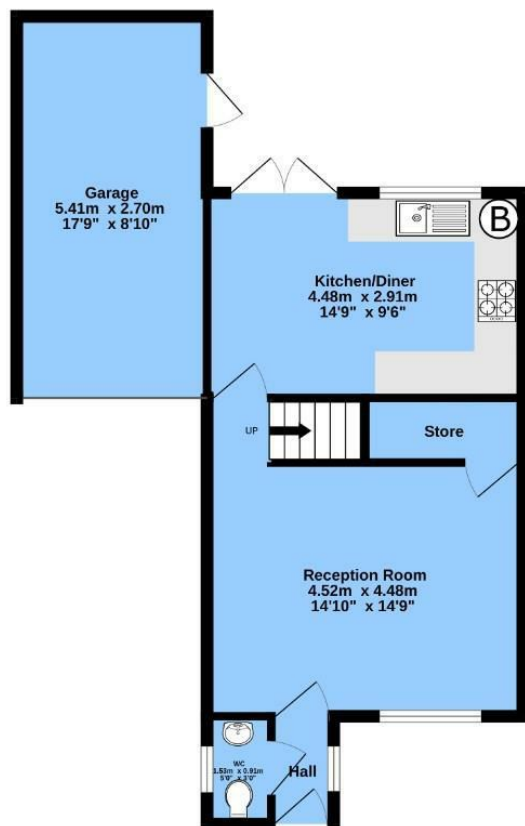






GROUND FLOOR  
50.7 sq.m. (545 sq.ft.) approx.

1ST FLOOR  
33.3 sq.m. (358 sq.ft.) approx.




TOTAL FLOOR AREA : 84.0 sq.m. (904 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 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>81</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

## 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.



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