

An aerial photograph of a residential property. In the foreground, a two-story red brick house with a grey tiled roof is visible. To its right is a large, open garden area with a large evergreen tree and various smaller structures and sheds. A paved road runs along the bottom right of the property. In the background, a stream flows through a green field, bordered by trees and shrubs.

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35 Hollin Hill Road, Clowne, Chesterfield, S43 4AX

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Offers In The Region Of £285,000

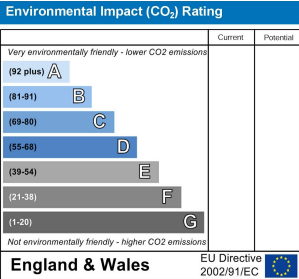
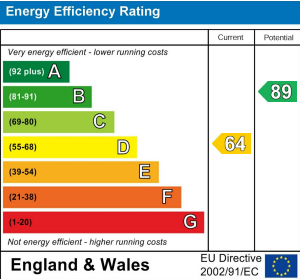
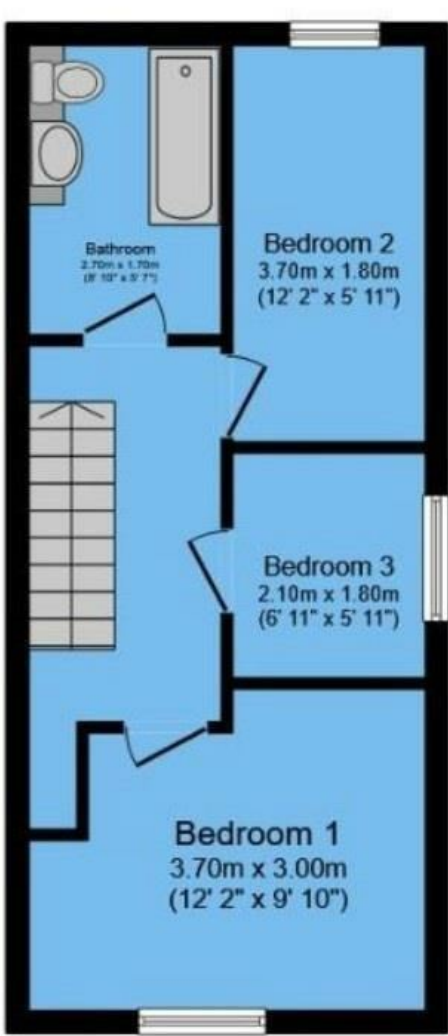
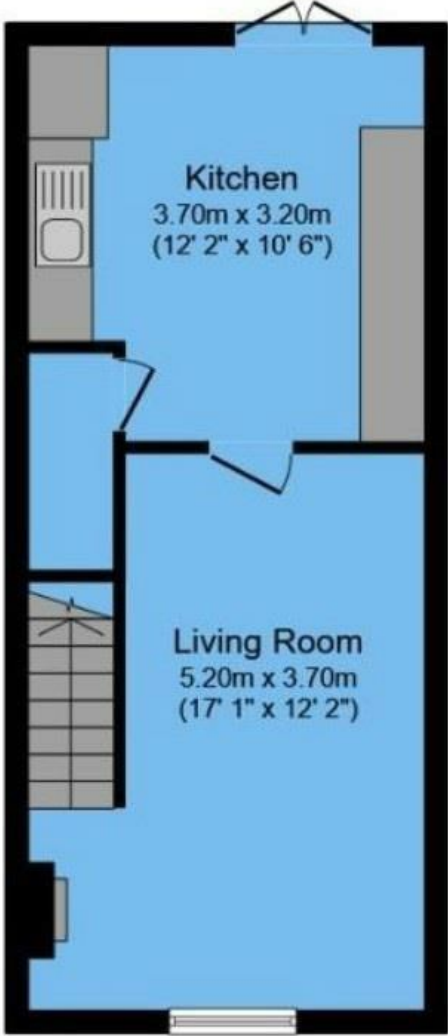
Nestled on Hollin Hill Road in the charming village of Clowne, Chesterfield, this semi-detached house, dating back to before 1900, presents a unique opportunity for prospective buyers. With three well-proportioned bedrooms and a family bathroom, this property is ideal for families or those seeking a peaceful retreat. The inviting lounge and kitchen provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining.

One of the standout features of this property is the impressive amount of land it encompasses, spanning 1.25 acres. This substantial plot offers immense potential for development, making it an attractive proposition for those looking to expand or enhance their living space. The gated access to the side of the property leads directly to the expansive grounds, providing ample room for outdoor activities, gardening or smallholding.

Additionally, the property boasts parking for many vehicles, ensuring convenience for residents and guests alike. The house is being sold chain-free, allowing for a smooth and straightforward purchase process.

For those interested in further possibilities, the property can be acquired separately or in conjunction with the adjoining 4 bedroom house, offering even more options for expansion or investment. This is a rare opportunity to own a piece of history with modern potential in a desirable location. Don't miss your chance to explore the possibilities this property has to offer.

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DISCLOSURE

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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.

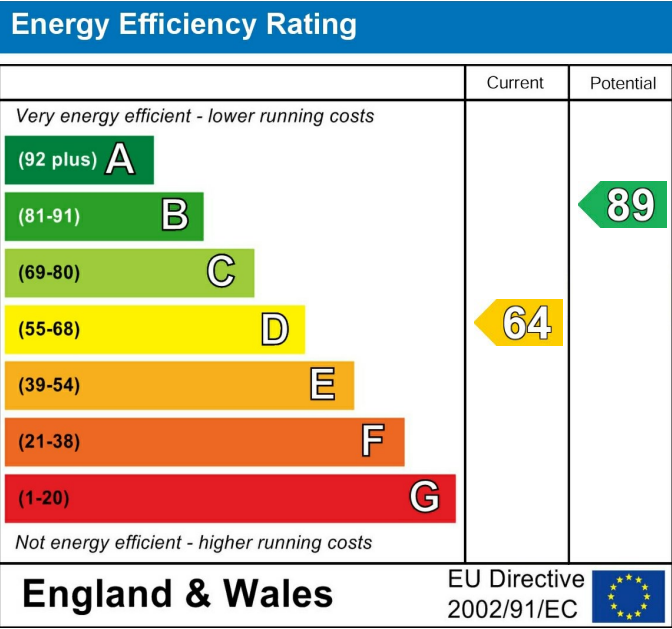
We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

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.

BUYERS AML FEE DISCLOSURE

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