



Marketing Preview



19 Mizzen Road, Clowne, Chesterfield, S43 4FX

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this modern throughout and ready to move into three bedroom semi-detached property which was built in 2016 and is tucked away on a quiet estate. Offering a downstairs WC and two reception rooms. Also having off road parking, a garage and an enclosed garden. Good road links to the M1 Motorway and Chesterfield. A fantastic range of amenities nearby. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter into the welcoming hallway with a ceiling light, radiator and laminate flooring. Stair rise to the first floor and door to the kitchen/diner.

KITCHEN/DINER 10'1" x 16'0"

Fitted with wall and base units, wood effect worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Space for a full height fridge/freezer and under counter space for a washing machine and dishwasher. Two ceiling lights, radiator and two windows. Laminate flooring, under stairs storage cupboard and doors to the WC and lounge.

DOWNSTAIRS WC 3'0" x 5'6"

Comprising of a close coupled WC and wash basin. Ceiling light, radiator and vinyl flooring.

LOUNGE 13'5" x 10'9"

A bright and spacious feature wallpapered wall and laminate flooring. Ceiling light, radiator and window. Patio doors to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the three bedrooms and bathroom.

BEDROOM ONE 13'6" x 8'2"

A generous sized double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and two windows to the front.

BEDROOM TWO 7'1" x 12'5"

A second double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'2" x 9'2"

A third single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear with countryside views.

BATHROOM 7'1" x 6'0"

Comprising of a bath with an overhead handheld shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

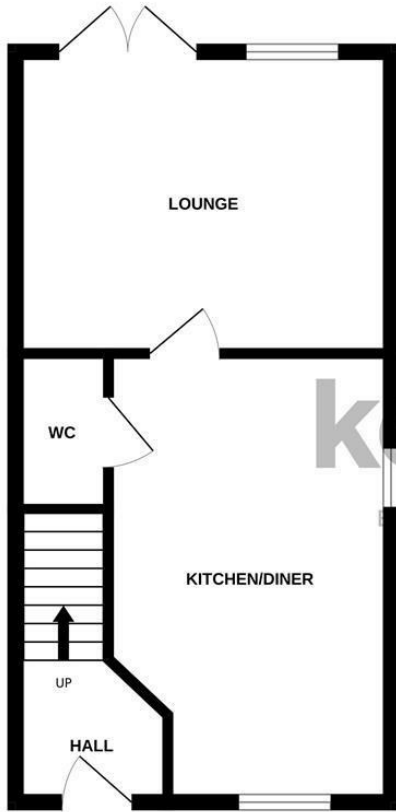
To the front of the property is a pebbled driveway with off road parking for two cars. Access to the garage with power and lighting.

To the rear of the property is a enclosed garden with patio, lawn and fencing. Rear access to the garage.

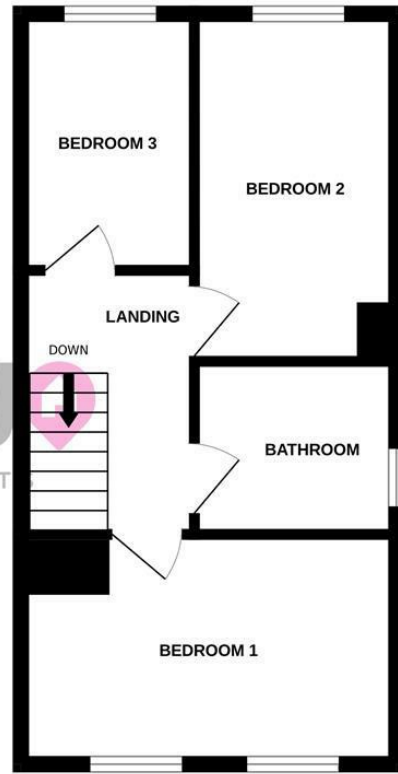
PROPERTY DETAILS

- FREEHOLD - COMMUNAL CHARGE OF £87.76 PA
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - BOLSOVER DISTRICT COUNCIL

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



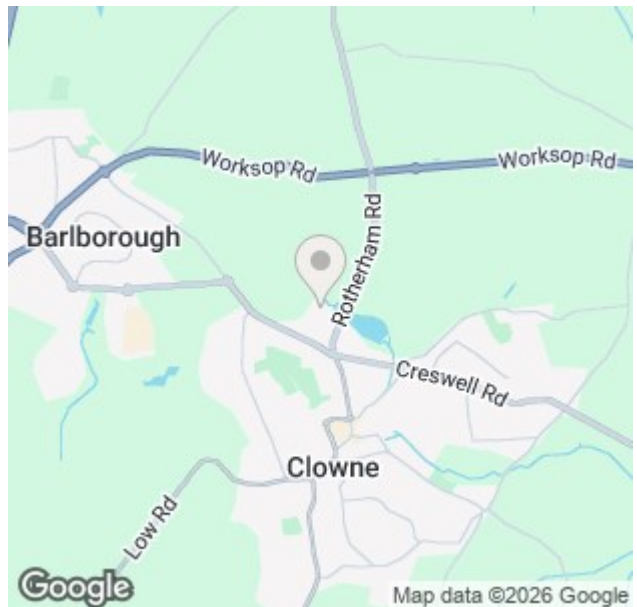
1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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