



High Street
Clowne
Chesterfield
Derbyshire
S43

Offers in Excess of £468,000

bettermove

High Street Chesterfield

Bettermove are proud to present this 5 bedroom detached house, with 1 bedroom annexe in Clowne.

The property benefits from double glazing, log burners, and gas central heating throughout, with ample off street parking available via driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/diner, snug, and WC on the ground floor, with access to the cellar. The first floor consists of five good sized bedrooms, a utility room, and the family bathroom. This property further benefits from a self-contained annexe, which houses a snug, fitted kitchen/diner, one double bedroom, and a shower room. The exterior boasts a private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

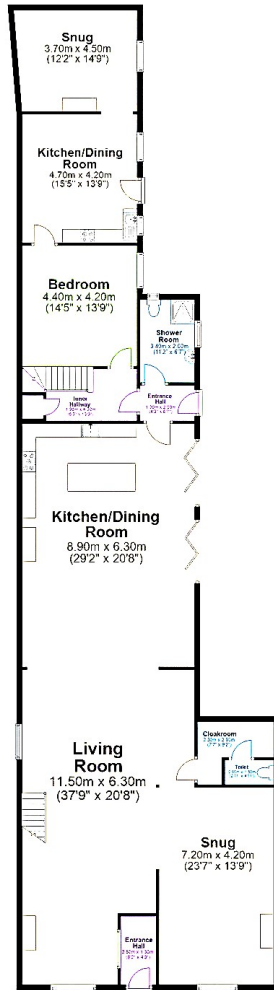
Please note: This property has initial planning permission to be converted into 9 self-contained flats; plans can be obtained through Bettermove.

Located in the popular town of Clowne, Chesterfield, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Creswell train station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

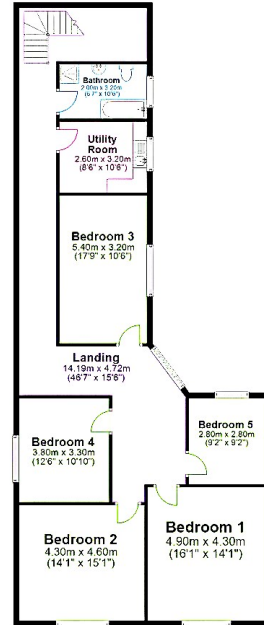


Ground Floor
Approx. 231.04 sq. metres (255.0 sq. feet)

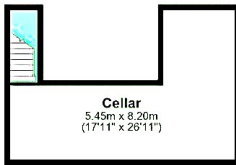


Total area: approx. 407.7 sq. metres (4388.3 sq. feet)
80 High Street

First Floor
Approx. 165.9 sq. metres (1779.9 sq. feet)



Basement
Approx. 36.71 sq. metres (395.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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