



2 Ivy Close, Clowne

£290,000 - £300,000 Freehold

Spacious three-bedroom detached bungalow with conservatory, large driveway, south-facing garden, and flexible interiors. Freehold. Scope to personalise. Council Tax Band C.

Tenure: Freehold | EPC: C

This three-bedroom detached bungalow offers spacious single-storey accommodation, a bright conservatory and an established south-facing rear garden. With a generous driveway and scope to personalise the interiors, this freehold home presents an appealing opportunity for buyers seeking a versatile layout and the convenience of bungalow living.

The attractive brick frontage is complemented by projecting windows and mature planting, while the substantial block-paved driveway provides ample off-road parking and leads to a recessed entrance.

Inside, the inviting lounge features a fireplace and French doors opening into the conservatory, creating a natural connection between the reception spaces. With extensive glazing, exposed brick dwarf walls and direct garden access, the conservatory provides a pleasant setting for relaxing and enjoying the leafy outlook.

The kitchen offers a practical arrangement of light wood-effect wall, base and tall units, paired with contrasting worktops and colourful tiled splashbacks. A built-in oven and gas hob provide cooking facilities, while a broad window brings in natural light. Herringbone-patterned flooring adds character, and an external door offers further convenience.

Three bedrooms provide flexibility for a range of needs. The principal bedroom enjoys generous proportions, carpeted flooring and a large window, while the second bedroom offers comfortable accommodation with scope to add your preferred finishes. The third bedroom incorporates a fitted worktop beneath the window, making it equally useful as a home office or hobby room.

The shower room features a curved glass enclosure with an electric shower, a wash basin and a WC with concealed cistern. Coordinating cupboards, drawers and open shelving provide excellent storage, complemented by neutral tiling and an obscured window.

Outside, the south-facing rear garden combines gravelled areas, paved pathways and raised beds with established shrubs and small trees. There is space to create seating areas for outdoor relaxation, while a greenhouse will appeal to keen gardeners. Fencing and sections of brick wall frame this characterful outdoor space.

Offered on a freehold basis and falling within Council Tax Band C, this detached bungalow combines practical accommodation, generous parking and an established garden with the opportunity to make it your own. Contact Pinewood Properties to arrange your viewing.





Kitchen

15' 2" x 9' 7" (4.63m x 2.93m)

A bright kitchen fitted with a range of light wood-effect wall, base and tall units, complemented by contrasting worktops and colourful tiled splashbacks. A built-in oven and gas hob provide cooking facilities, with a sink and mixer tap positioned beneath the broad window. Herringbone-patterned flooring, recessed ceiling lights and an external access door complete the space.

Living room

13' 2" x 12' 6" (4.01m x 3.82m)

An inviting lounge featuring carpeted flooring, neutral décor and a decorative feature wall with a contemporary fireplace. French doors with glazed side panels open into the conservatory, extending the living space and drawing in natural light. An additional side window and radiator complete this comfortable reception room.

Conservatory

10' 11" x 8' 8" (3.33m x 2.65m)

Enjoying views across the established rear garden, the conservatory provides a light-filled additional reception space. Extensive glazing, exposed brick dwarf walls and a pitched translucent roof create an airy setting, complemented by carpeted flooring. French doors open directly into the garden, making this a pleasant spot for seating and relaxation.





Bedroom 1

16' 2" x 11' 9" (4.92m x 3.59m)

A generously proportioned principal bedroom with a broad window providing plenty of natural light. Neutral décor and carpeted flooring create a comfortable setting, with ample space for a double bed and freestanding wardrobes. A radiator beneath the window completes the room.



Bedroom 2

11' 9" x 11' 7" (3.58m x 3.54m)

A bright, well-proportioned second bedroom featuring neutral walls and a large window with a radiator beneath. The straightforward layout offers flexibility for arranging a bed and accompanying furniture, with scope to introduce flooring and decorative finishes to suit individual tastes.



Bedroom 3

11' 4" x 8' 5" (3.45m x 2.57m)

A versatile third bedroom with a wide front-facing window and a fitted worktop beneath, providing a useful space for studying or hobbies. Neutral decoration and a radiator complete the room, which could equally serve as a home office or occasional guest bedroom.

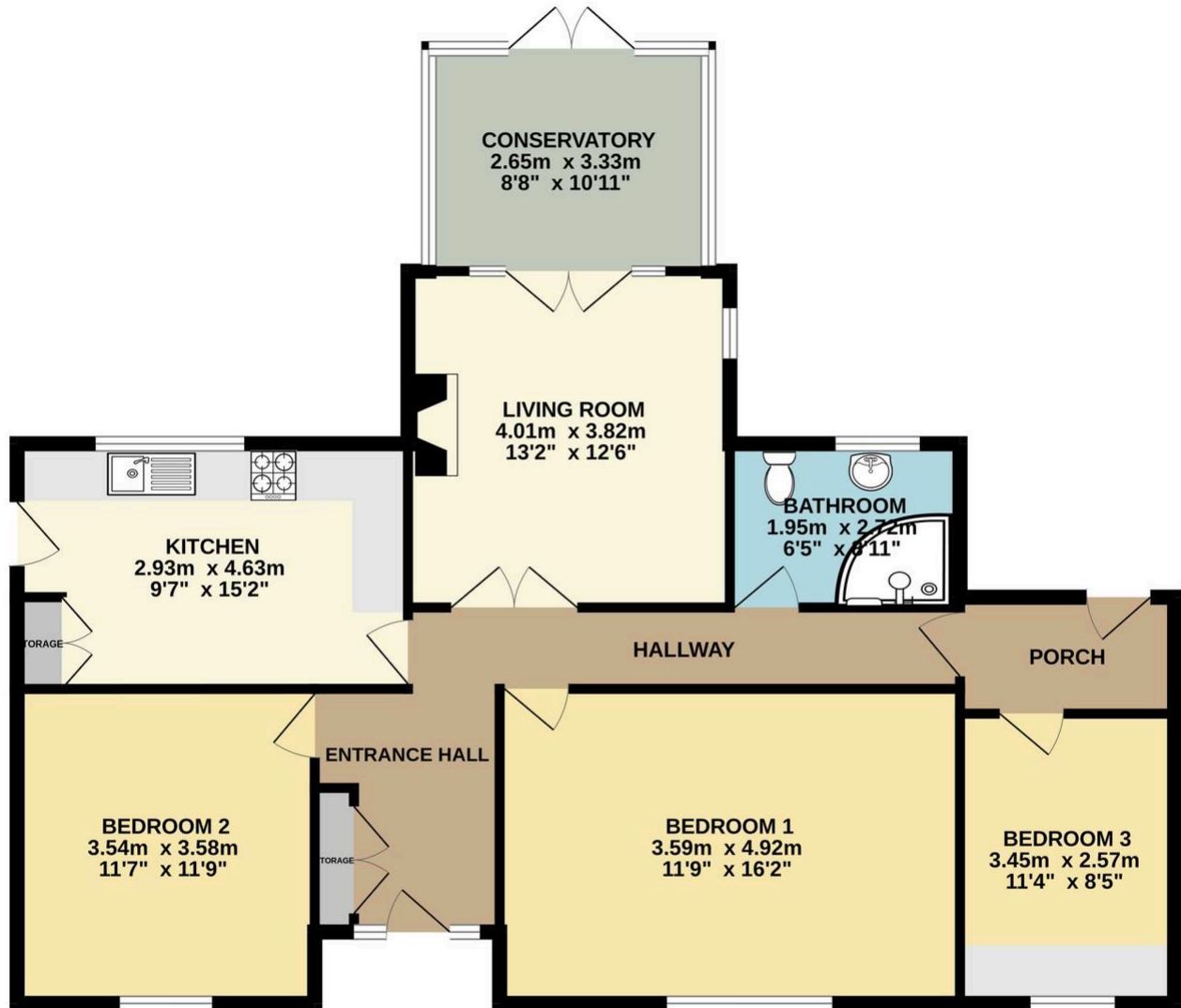
Shower Room

7' 3" x 6' 5" (2.21m x 1.95m)

A well-appointed shower room featuring a curved glass enclosure with an electric shower, a wash basin with mixer tap and a WC with concealed cistern.



GROUND FLOOR
101.4 sq.m. (1092 sq.ft.) approx.



TOTAL FLOOR AREA : 101.4 sq.m. (1092 sq.ft.) 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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