



12 Rectory Road, Clowne

£275,000 Freehold

Modern three-bed detached house with no upward chain. A spacious reception, stylish kitchen, utility room, garage, and private setting. Two doubles, one single bedroom, and a sleek family bathroom.

Council Tax band: C | Tenure: Freehold | EPC: C

NO UPWARD CHAIN -

Presenting a stunning three-bedroom detached house, this modern stone façade property invites you into a thoughtfully designed home that blends comfort with contemporary style. Step inside to discover a spacious reception room, perfect for relaxing or entertaining, with elegant French doors that fill the space with natural light. The stylish kitchen and dining area boasts integrated appliances and a sleek stainless steel sink, providing a practical yet sophisticated setting for family meals. A separate utility room offers additional convenience and rear access.

Upstairs, you will find two generously sized double bedrooms and a versatile single bedroom, currently arranged as a dressing room, ideal for adapting to your needs. The modern family bathroom features a crisp white bath suite, creating a fresh and tranquil retreat. With a detached garage and the property set back from the road, you will enjoy both privacy and ease of access to local transport routes. This freehold home is in Council Tax Band: (please enquire for details). Arrange your viewing today to experience the lifestyle and comfort this exceptional home has to offer.





Kitchen / Diner

A bright and welcoming kitchen dining room, thoughtfully designed to combine practicality with everyday family living. The kitchen is fitted with a range of modern wall and base units complemented by solid wood-effect work surfaces, integrated cooking appliances, and ample preparation space. Large windows flood the room with natural light while offering pleasant views over the surrounding greenery. The dedicated dining area provides ample space for a family table, creating the perfect setting for casual meals, entertaining guests, or busy mornings. Finished with stylish tiled flooring and a neutral décor throughout, this versatile space forms the true heart of the home.

Lounge

A bright and airy space with French doors leading out into the rear garden, perfect for those summer months. Soft carpeting and central heating radiators add to a sense of luxury and comfort to a spacious reception room.

WC

A convenient downstairs WC featuring dark wood effect flooring, creating an interesting contrast with the white pedestal hand wash basin and the low flush toilet.





Bedroom 1

A well sized double bedroom featuring a soft fitted carpet, a central heating radiator and a uPVC window overlooking the front aspect. Along with featuring a stunning ensuite with a low flush WC and a pedestal hand wash basin completed by a shower cubicle.

Bedroom 2

Another generous double bedroom, bright and airy thanks to the uPVC window overlooking the front aspect, complimented by the soft fitted carpet and central heating radiator for a comforting serene space to be.

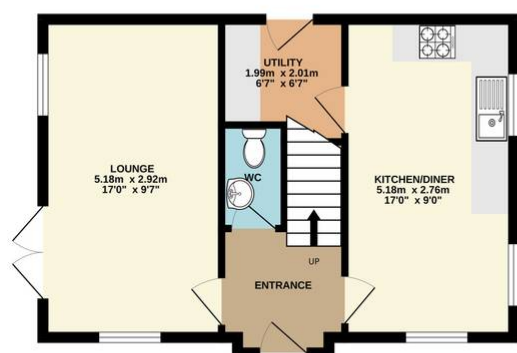


Bedroom 3

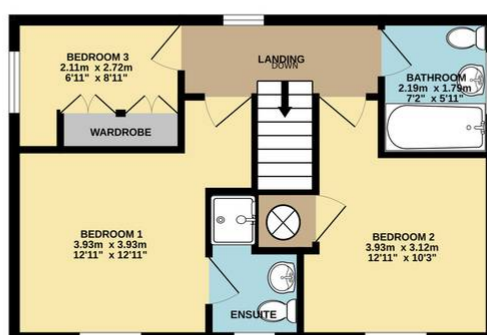
The versatile final room features a built in wardrobe, perfect as a walk in dressing room or as a single bedroom.



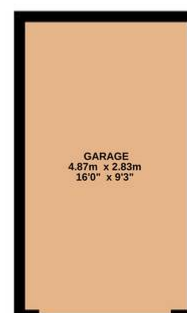
GROUND FLOOR
40.2 sq.m. (433 sq.ft.) approx.



1ST FLOOR
40.3 sq.m. (434 sq.ft.) approx.



GARAGE
13.8 sq.m. (148 sq.ft.) approx.



TOTAL FLOOR AREA : 94.3 sq.m. (1015 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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