



**The Connaught (Plot 35) Settlement Drive, Clowne
Chesterfield S43 4TL**

welcome to

The Connaught (Plot 35) Settlement Drive, Clowne Chesterfield

We are proud to offer For Sale, Plot 35 The Connaught located on this beautiful & exclusive development of Van Dyk Village, combined of only 54 unique homes. This Outstanding Luxurious five bedroom Executive Detached 'Signature Collection' Home, offers Jones Homes most exceptional specification



Site History

Located close to Junction 30 of the M1 Motorway, this beautiful development can be found on Worksop Road. Sited on the former Nursery of the Van Dyk Garden centre, Van Dyk Village is being seen as the most exciting building project in the area for the last 50 years.

The Van Dyk Hotel has recently undergone its own transformation to provide a further 50 bedrooms, and additional restaurant facilities. The Hotel is re-known for its local history and was re built in the early 1800s by Henry Bowden as Southgate House II. Henry's family inherited the ancient manor of Harlesthorne, a small hamlet on the lands of which Southgate House II was erected. Southgate House II, first opened as a hotel in 1966, changing its name to Hotel Van Dyk circa.1975. The Hotel has seen extensive renovations over the past few years and is now established as one of the area's finest country house hotels.

Van Dyk Village has been created to bring this 1800's Hamlet feeling back to life, whilst offering the ultimate in modern, countryside living, with 54 exclusive, individual designed homes, built around a central green setting, with generous sized gardens and an exclusive Manor House

Introducing

The Connaught (Plot 35) Has now completed its build, Ready to Reserve and Move straight in: This exceptional and outstanding five bedroom executive detached family home can be found on the exciting development of Van Dyk Village and offers the space and luxury for a lifestyle that people only dream of. The Signature Collection by Jones Homes is their most exceptional specification to date and displays features of this throughout their homes:

With beautiful fittings to include:

Quartz and Granite work surfaces to the contemporary kitchen and utility, with fully integrated appliances and a Neff wine cooler

Oak handrails and newel posts with glass infill panels to the staircase
Villeroy and Boch pottery to the sanitary areas
Floor tiling to bathroom, en-suites, kitchen, utility & family room
Aqualisa digital showers to bathroom and en-suites
Integrated Audio system to family room. CCTV system with wireless connectivity to IOS/Android devices and Texecom Alarm system
Each Property has been designed to offer a unique frontage to the home, whilst internally boasting a spacious living room, separate dining room and a contemporary open-plan kitchen and family room plus the addition of a luxury garden room. The living room and garden room both enjoy bi-fold doors which open onto the rear patio and garden. The impressive entrance hall, study, utility and WC cloakroom complete the ground floor.
The staircase to the first floor features Oak handrails and newel posts with glass infill panels. Upstairs, there are five bedrooms and fully-tiled family bathroom featuring a bath as well as a separate shower cubicle. The Master bedroom and bedroom two enjoy dressing areas complete with fitted wardrobes and en-suite shower rooms.
In addition to the integral double garage, the driveway provides ample private parking. The property also benefits from a burglar alarm and CCTV with wireless connectivity.

Ground Floor Accommodation

Entrance Hallway
Cloakroom WC
Living Room 6.08 m x 4.08 m (19'11" x 13'5")
Kitchen/Family 8.85 m x 3.27 m (29'0" x 10'9")
Garden Room 3.69 m x 3.14 m (12'1" x 10'4")
Dining Room 3.74 m x 3.46 m (11'4" x 12'3")
Study 3.63 m x 2.58 m (11'11" x 8'5")
Double Garage 5.31 m x 5.21 m (17'5" x 17'1")

First Floor Accommodation

Master Bedroom 5.14 m x 3.45 m (16'10" x 11'4")
En-Suite
Bedroom 2 5.15 m x 4.32 m (16'11" x 14'2")
Bedroom 3 3.48 m x 3.39 m (11'5" x 11'1")

Bedroom 4 3.48 m x 3.08 m (11'5" x 10'1")
En-Suite
Bedroom 5 3.48 m x 2.48 m (11'5" x 8'0")

Disclaimers

Floor Plans

Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/-5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check on site with the Sales Consultant or William H Brown.



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- *** Save £22,500 On Your STAMP DUTY*** Carpets, Flooring & Light Fittings Throughout ***
- Council Tax band: G
- Located on the Exclusive Development of Van Dyk Village. Plot 35 Is Now Built and can be Viewed
- Fully Integrated kitchen with appliances by Neff including 5 ring induction hob, built in microwave and oven with hide slide door and wine cooler.
- Oak staircase with glass infill balustrades. Quartz and Granite worktops to kitchen/utility. Villeroy Bosch sanitaryware

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSF103062 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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