



**The Calder (Plot 38) Settlement Drive, Clowne Chesterfield S43
4TL**

welcome to

The Calder (Plot 38) Settlement Drive, Clowne Chesterfield

Plot 38 The Calder is located on the beautiful & exclusive development of Van Dyk Village, combined of only 54 unique homes. This Outstanding Luxurious Four bedroom home forms part of Jones Homes 'Signature Collection', which offers their most exceptional specification to date. NOW READY TO RESERVE.



Site History

Located close to Junction 30 of the M1 Motorway, this beautiful development can be found on Workop 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 undergoing 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 Harlethorpe, 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 Calder (Plot 38): This exceptional and outstanding four bedroom semi detached home can be found on the exciting New development of Van Dyk Village and offers the 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 exception throughout their homes: With beautiful fittings to include:

*Quartz and Granite work surfaces to the contemporary kitchen and utility, with fully integrated appliances

*Oak handrails and newel posts with glass infill panels to the staircase
*Villeroy and Boch pottery to the sanitary areas.
Fully-tiled bathroom with Porcelanosa tiles
*Fitted wardrobes to bedroom one
*Integrated Audio system to family dining room
CCTV system with wireless connectivity to IOS/Android devices
*Texecom Alarm system

Each Property has been designed to offer a unique frontage to the home, whilst internally boasting a spacious living room, a contemporary open-plan kitchen and a dining area with French doors leading to the patio. In addition, a WC cloakroom and under stairs cupboard complete the ground floor.

The staircase to the first floor features Oak handrails and newel posts with glass infill panels. The Master Bedroom features a dressing area and ensuite shower room, whilst three further bedrooms and a fully-tiled modern bathroom with thermostatic shower complete the first floor accommodation.

In addition the home benefits from a single garage, driveway, burglar alarm system and CCTV with wireless connectivity.

Ground Floor Accommodation

Living Room 5.12m x 4.48m (16'10 x 14'9)
Kitchen/Dining 5.12m x 4.32m (16'10 x 14'2)
Utility
Cloakroom

First Floor Accommodation

Bedroom 1 3.48m x 3.18m (11'5 x 10'5)
Bedroom 2 3.24m x 2.55m (10'8 x 8'5)
Bedroom 3 3.20m x 2.27m (10'6 x 7'5)
Bedroom 4 3.19m x 2.48m (10'6 x 8'1)
Bathroom

Disclaimers

Images

The shown internal images are indicative only. External finishes, materials, layouts, window positions and styles may vary to this plot. Interior photography shows Jones Homes Signature Design and may include upgrades that do not come as standard

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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welcome to

The Calder (Plot 38) Settlement Drive, Clowne Chesterfield

- Council Tax band: C
- Part of Jones Homes Signature Collection on the Beautiful Van Dyk Village. Plot 38 The Calder, Is Now Available to Reserve
- This Four Bedroom Semi detached Home offers Exceptional Living Over Two Floors
- Quartz or Granite worktops to kitchen. Contemporary kitchen with fully-integrated appliances
- Oak staircase with glass infill balustrades

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSF103063 - 0003

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