



**Heritage Drive, Clowne CHESTERFIELD S43 4ST**

**welcome to**

**Heritage Drive, Clowne CHESTERFIELD**

Situated in the heart of Clowne, this exceptional four-bedroom detached home boasts spacious, light-filled interiors designed for comfort and style. A must-see for families—viewings highly recommended!



### **Lounge**

10' 3" x 18' 5" ( 3.12m x 5.61m )

This lounge offers both front and rear-facing aspects, ensuring a bright and open feel. The space is finished with real oak wood flooring, complementing a modern and practical design. Patio doors provide easy outdoor access, while an electric fireplace with a refined surround adds a stylish touch,

### **Kitchen / Diner**

21' 4" x 13' 10" ( 6.50m x 4.22m )

This kitchen diner benefits from front and rear-facing views, along with a side window, allowing for plenty of natural light. The space is finished with real oak wood flooring, while a handy pantry provides additional storage. Wooden work surfaces complement the stainless-steel sink.

### **Stairs And Landing**

The stairs and landing have carpet flooring for comfort and warmth. An airing cupboard provides useful storage space.

### **Bedroom One**

10' 4" x 9' 9" max ( 3.15m x 2.97m max )

A bedroom featuring built-in wardrobes and carpet flooring. The en-suite bathroom has tiled floors, partially tiled walls, a toilet, sink, and a walk-in shower. Simple and practical.

### **Bedroom Two**

10' 5" x 9' 10" ( 3.17m x 3.00m )

A bedroom with carpet flooring and a front-facing window, providing natural light.

### **Bedroom Three**

7' 2" x 8' 4" ( 2.18m x 2.54m )

A bedroom with carpet flooring and a front-facing window, providing natural light.

### **Bedroom Four**

7' 2" x 6' 6" ( 2.18m x 1.98m )

A bedroom with carpet flooring and a rear-facing window, allowing natural light to enter.

### **Bathroom**

A bathroom with a fully tiled floor, partially tiled walls, a toilet, sink, and a shower over the bath. A rear-facing window allows natural light to enter.

### **Loft Space**

A loft space, accessible via ladders, with a half-boarded floor, offering storage or potential use as an additional area.

### **Outside Exterior**

A front garden with grass and access to the front of the property. The rear garden is spacious, featuring both grass and decking. A detached garage at the rear provides secure parking and extra storage. Inside the garage, there is a workshop for handy crafts.



***view this property online*** [williamhbrown.co.uk/Property/CSF104573](http://williamhbrown.co.uk/Property/CSF104573)





**welcome to**

## **Heritage Drive, Clowne CHESTERFIELD**

- Council Tax Band C
- Four Bedroom Detached Home in Clowne!
- Spacious Lounge with Spanish Limestone Surround and Electric Fireplace.
- Kitchen Diner with Pantry.
- Master Bedroom with Modern En-Suite.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £295,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSF104573](http://williamhbrown.co.uk/Property/CSF104573)



Property Ref:  
CSF104573 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**