



Settlement Drive, Clowne CHESTERFIELD S43 4TL

welcome to

Settlement Drive, Clowne CHESTERFIELD

A Four Bedroom Semi Detached Home - Modern throughout with driveway, powered garage, and garden backing onto fields. Includes stylish kitchen diner, cosy living room, utility, W/C, built-in storage, glass stairwell, and two sleek bathrooms.



Cloakroom

A small toilet room with a low-flush toilet and a compact sink.

Living Room

14' 8" x 16' 7" (4.47m x 5.05m)

A front-facing living room with carpet flooring and plenty of natural light from the main window. Includes handy understairs storage, perfect for keeping things tidy and out of sight.

Kitchen Diner

16' 8" Max x 14' 1" Max (5.08m Max x 4.29m Max)

A bright and modern kitchen diner with rear patio doors that open to the garden, bringing in plenty of natural light. The space features easy-to-clean laminate flooring and a full range of integrated appliances, including a fridge freezer, microwave, oven, grill, hob with extractor, dishwasher, and a built-in wine cooler.

Utility Room

5' 1" x 7' 4" (1.55m x 2.24m)

A practical utility room with laminate flooring, a sink for cleaning tasks, and a side door for easy outdoor access. Houses a combi boiler, neatly tucked away to keep the space functional and tidy.

Stairs And Landing

A carpeted stairs and landing area with a modern glass stairwell that adds a light, open feel. Includes a handy store cupboard and a separate tank cupboard for utilities.

Bedroom One

11' 4" Into Recess x 10' 4" (3.45m Into Recess x 3.15m)

A front-facing bedroom with carpet flooring and built-in wardrobes for convenient storage. The room includes a side-facing en-suite bathroom, fully tiled and fitted with a walk-in shower, toilet, and sink.

Bedroom Two

8' 4" x 10' 6" Max (2.54m x 3.20m Max)

A rear-facing bedroom with carpet flooring and built-in wardrobes for easy storage.

Bedroom Three

8' 1" x 10' 5" (2.46m x 3.17m)

A rear-facing bedroom with carpet flooring, offering a comfortable space.

Bedroom Four

10' 5" x 7' 5" Into Recess (3.17m x 2.26m Into Recess)

A front-facing room with carpet flooring, offering a bright and comfortable space.

Bathroom

A fully tiled bathroom featuring a shower over the bath, a toilet, and a sink. Clean, practical, and designed for everyday comfort with a simple, modern finish.

Outside Exterior

The front of the property includes a driveway with direct access to the garage, offering convenient off-street parking. At the rear, there's a patio area leading to a grass garden that backs onto open fields, providing a peaceful and private outdoor space.

Garage

18' 9" x 9' 4" (5.71m x 2.84m)

A single garage with power supply, manual up-and-over door, and convenient side access. Ideal for parking or extra storage, with easy entry from both front and side.



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Settlement Drive, Clowne CHESTERFIELD

- Four Bedroom Semi Detached On Van Dyk Village!
- Council Tax Band C.
- Large Front Facing Living Room.
- Modern Designed Kitchen Diner With Integrated Appliances.
- Utility Room with Side Access.

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in the region of

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSF104779 - 0003

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