



Plot 35 - The Connaught, 7 Settlement Drive, Clowne, Chesterfield, S43

Saxton Mee

7 Settlement Drive

Clowne

£669,995

Experience a life of luxury, high specification 5 bedroom executive home nestled in the heart of Derbyshire which forms part of the Signature Collection at Van Dyk Village.

An impressive five bedroom detached home, with integral double garage which boasts 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 bath as well as separate shower cubicle. Bedrooms 1 and 2 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 with there being good sized gardens to both the front and rear. The property also benefits from a burglar alarm and CCTV with wireless connectivity.



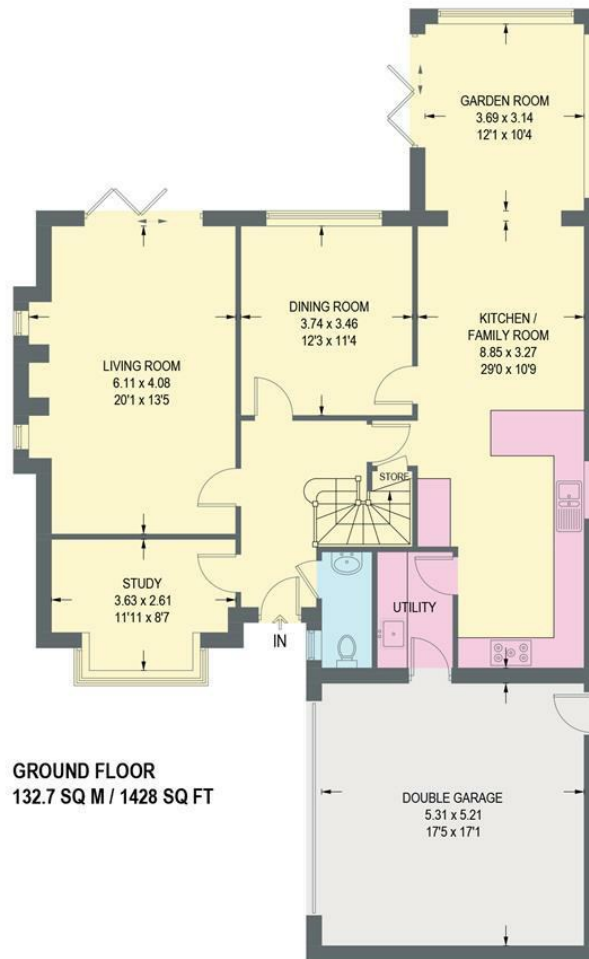
- Contemporary kitchen with integrated appliances including wine cooler
- Quartz worktops to kitchen and utility
- Two master bedrooms with en suites and dressing areas with fitted wardrobes
- Fully tiled family bathroom and en suites
- Home audio system
- Oak and glass balustrade
- CCTV and alarm system
- INCLUDES CARPETS, FLOORING AND LIGHT FITTINGS THROUGHOUT
- Freehold
- Council Tax Band:





7 SETTLEMENT DRIVE

APPROXIMATE GROSS INTERNAL AREA = 242.1 SQ M / 2605 SQ FT
(INCLUDING DOUBLE GARAGE)



= Reduced headroom below 1.5m / 5'0"

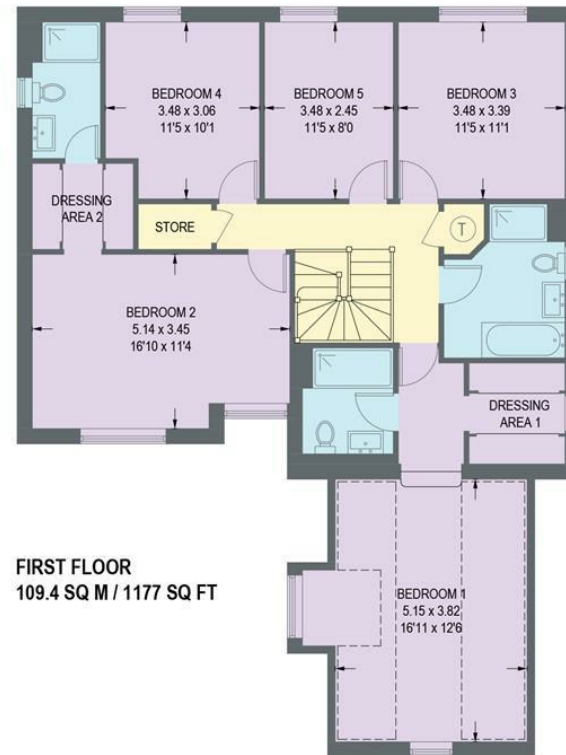


Illustration for identification purposes only,
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

Saxton Mee