



Plot 38 - The Calder, 32 Settlement Drive, Clowne, Chesterfield, S43 4TL

Saxton Mee

32 Settlement Drive

Clowne

£354,995

**** 5% Discount or Cash Allowance ****

This stunning FOUR BEDROOMED semi-detached home is well located on this exclusive development of new built properties by the renowned Jones Homes at the Van Dyke Village which offers a semi rural location yet is only a few minutes drive of the M1 motorway.

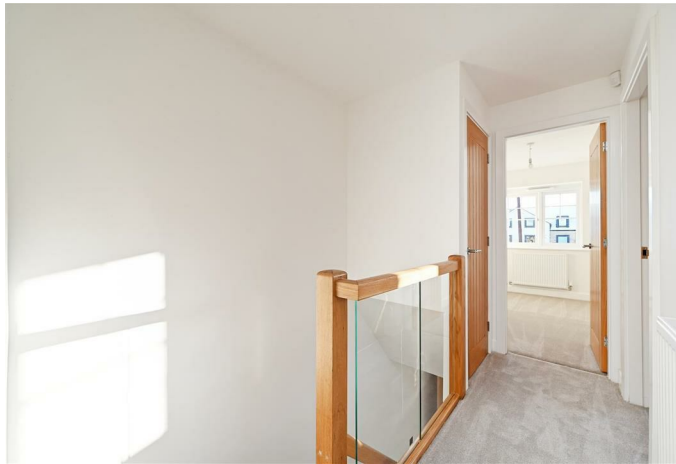
This impressive stone built property briefly comprises: entrance hall, downstairs cloakroom/WC, spacious lounge, contemporary kitchen with quartz worksurfaces and Neff integrated appliances including wine cooler, utility room. Superb Oak and glass staircase rises to the first floor landing where there are four bedrooms (fitted wardrobes to two of the bedrooms and en-suite shower room to the master), superb family bathroom with thermostatically controlled shower over the bath. Well thought out, spacious, stylish interior with high quality fixtures and fittings which also includes:

- Home audio system
- Oak veneered satin finish interior doors
- CCTV and alarm system

To the rear is a detached single garage with personnel door, power and light. Boundary fencing to the garden with co-ordinating gate plus a fitted 1.8M high automated timber gate to the driveway. Lawned rear garden with paved area and landscaped front garden

- Four bedrooms and two bathrooms
- Contemporary kitchen with high quality Neff integrated appliances
- Separate utility room
- CCTV and audio system
- Oak and glass staircase
- Become part of the Van Dyke village - semi rural yet good links to the north and south
- No chain - move straight in
- Freehold
- EPC / Council Tax Band



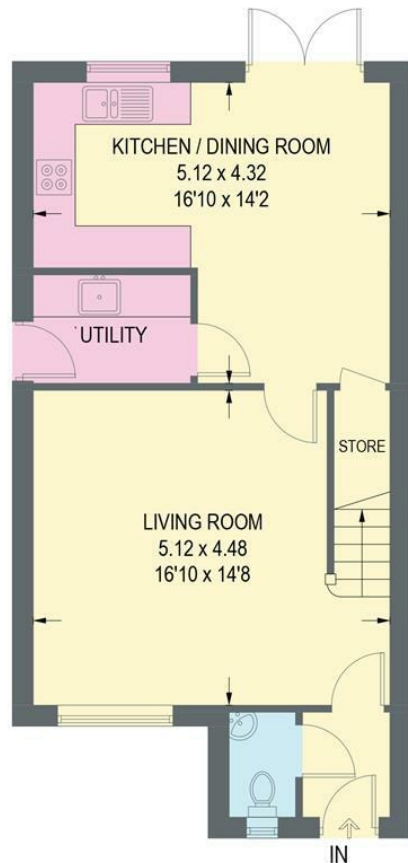


32 SETTLEMENT DRIVE

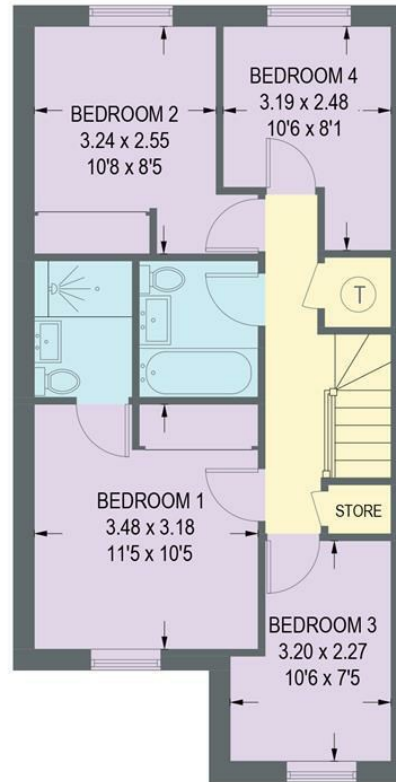
APPROXIMATE GROSS INTERNAL AREA = 98.7 SQ M / 1062 SQ FT

SINGLE GARAGE = 14.7 SQ M / 158 SQ FT

TOTAL = 113.4 SQ M / 1220 SQ FT



GROUND FLOOR
49.6 SQ M / 534 SQ FT



FIRST FLOOR
49.1 SQ M / 528 SQ FT

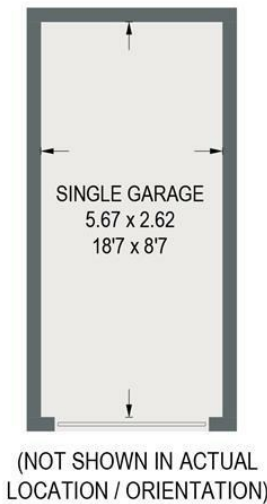


Illustration for identification purposes only,
measurements are approximate, not to scale.

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