



Plot 28 - The Birch, 22 Settlement Drive, Clowne, Chesterfield, S43 4TL

Saxton Mee



# 22 Settlement Drive

## Clowne

# £294,995

This stunning THREE BEDROOMED home has been designed with elegance, comfort, and modern living in mind, all set within a beautifully landscaped development at the Van Dyk Village built by the renowned Jones Homes.

A beautiful three bedroom home offering well proportioned accommodation which includes:

spacious lounge, contemporary open-plan kitchen with Quartz worksurfaces, integrated Neff appliances which include fridge-freezer, gas hob, oven and dishwasher. Dining area with French doors leading onto the patio and enclosed rear garden. Downstairs WC cloakroom and under stairs cupboard.

Feature Oak and glass staircase rises to the first floor. Two double bedrooms (master bedroom with fitted wardrobes), single bedroom and fully-tiled modern bathroom with thermostatic shower over the bath.

Outside: Detached single garage with parking spaces, enclosed rear garden with lawn and patio.

Move straight in! Additions include:

- Home audio system
- Burglar alarm system
- CCTV system
- Chrome light switches

- Impressive three bedroom home
- Contemporary kitchen with Neff built in appliances
- Good size garden and detached garage
- Master bedroom with fitted wardrobes
- CCTV, intruder alarm and audio system
- Fully tiled bathroom with thermostatic shower over the bath
- Semi rural location yet close to motorway network links
- Ready to move into
- Freehold
- EPC B / Council Tax Band:

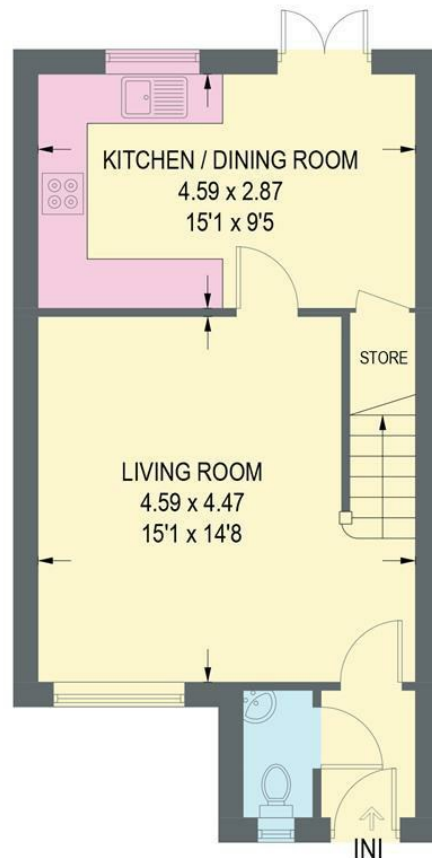




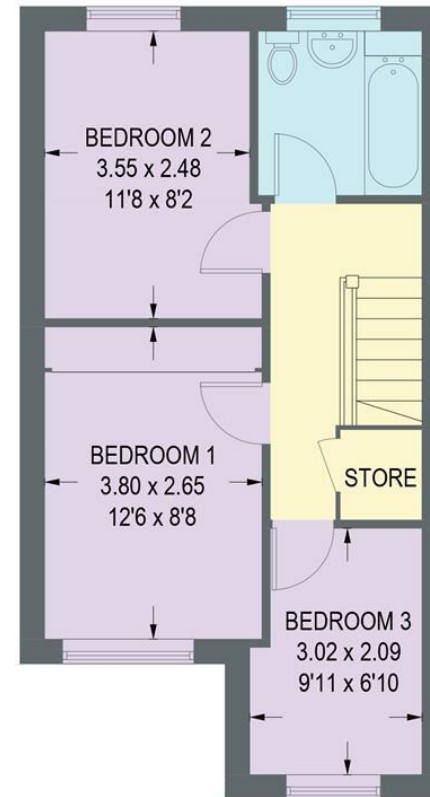


## 22 SETTLEMENT DRIVE

APPROXIMATE GROSS INTERNAL AREA = 75.3 SQ M / 811 SQ FT



**GROUND FLOOR**  
**37.8 SQ M / 407 SQ FT**



**FIRST FLOOR**  
**37.5 SQ M / 404 SQ FT**

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.'

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