



**wards**  
estate agents

**8 Century Way,**  
Clowne, Chesterfield, S43 4TE

**Offers in the region of £695,000**

# 8 Century Way,

## Clowne, Chesterfield, S43 4TE

Enhancements estimated £30,000-£35,000 included in the sale price!! Luxury fitted wardrobes by James Kilner, refurbished utility room, high quality shutters/blinds throughout, enhanced light fittings, curtains & fittings, (8'x6') garden shed + external double power points.

Positioned on the the exclusive Van Dyk Village and built by renowned local developer Jones Homes is this stunning detached residence, part of The Signature range. Situated in a much sought after development within reach of a range of shops and amenities, including coffee shops, pubs and convenience stores. There is plenty of green space on your doorstep with family-friendly parks and countryside walks. Highly regarded schools are within the catchment area, and transport links are excellent (M1 Junction 30) with essential bus and commuting links.

Offering beautifully appointed accommodation, with 10 year NHBC build certificate (2020) this modern property has been further upgraded by the current owners. The inviting hallway welcomes you into the property and through to the splendid family reception room, separate formal dining room, study, cloakroom/wc, impressive open plan living/dining/ kitchen with quartz worktops and integrated fridge freezer, dishwasher, wine cooler, double oven, induction hob. Fabulous garden room with bi-fold doors onto the patio perfect for entertaining.

Superb staircase rises to the impressive first floor galleried landing with oak and glass balustrade, where there is a principal bedroom with quality range of fitted wardrobes and second double bedroom, both with luxury en- suite facilities, three further good sized bedrooms, one of which is fitted with bespoke wardrobes and makes a superb dressing room. Exquisite family bathroom. Open plan lawned garden to the front

**Enhanced Upgrades Included**  
The property features luxury fitted wardrobes by James Kilner, a refurbished utility room (including additional cupboard space), high quality shutters and blinds throughout, enhanced light fittings, curtains and fittings, a 8' x 6' garden shed and external double power points. It is estimated that the value of these enhancements is in the region of £30,000 -£35,000 but are all included within the sale price '

**Additional Information**  
10 year NHBC Build certificate remaining- issued in 2020  
Gas Central Heating-Vaillant Boiler.  
Oak Internal Doors  
Security Alarm System  
Internal music sound system  
uPVC Double Glazed Windows/facias/soffits and end ridges  
Gross Internal Floor Area- 236.8 Sq.m/2548.9 Sq.Ft.  
Council Tax Band -G  
Secondary School Catchment Area - Heritage High School





### Feature Entrance Hall

12'8" x 10'6" (3.86m x 3.20m)

Front composite entrance door into this spacious entrance hall with feature glazed/oak staircase. Large under stairs storage space.

### Study/Office/Home Working

11'11" x 5'9" (3.63m x 1.75m)

A versatile room which is currently used as a study. Front aspect bay window with pleasant aspect.

### Cloakroom/WC

4'8" x 3'10" (1.42m x 1.17m)

Comprising of a 2 piece suite with pedestal wash hand basin and low level WC

### Dining Room

14'2 x 12' (4.32m x 3.66m)

Formal dining room with front aspect window.

### Impressive Open Plan Kitchen/Breakfast Room

24'11" x 14'10" (7.59m x 4.52m)

Splendid open plan breakfasting kitchen which comprising of bespoke range of base, wall and drawer units with complimentary quartz worktops with inset sink and splashbacks. Integrated full size fridge, dishwasher, wine cooler, double oven, induction hob and chimney extractor above. Breakfast bar with seating and two integrated freezers. Downlighting and laminate flooring. Open plan living into the Conservatory.

### Utility Room

4'11" x 8'2" (1.50m x 2.49m)

Comprising of a range of base and wall units with complimentary work surface and inset stainless steel sink unit. Space for washer and dryer. Vaillant Combi Boiler. uPVC side door.

### Garden Room/Orangery

12'2" x 10'3" (3.71m x 3.12m)

Marvellous Garden Room/Orangery with views over the rear gardens. Bi-Fold doors onto the patio- perfect for family/social entertaining.

### Reception Room

20'3" x 11'11" (6.17m x 3.63m)

A stylish family reception room with a feature granite contemporary fireplace having an electric log/pebble remote controlled fire. Bi-Fold doors onto the patio.

### First Floor Landing

18'10" x 13'7" (5.74m x 4.14m)

Impressive oak glazed staircase which rises to a light and airy galleried landing. Airing cupboard with water cylinder tank.

### Principal Double Bedroom

14'4" x 11'11" (4.37m x 3.63m)

Comprising of a superb range of fitted bedroom furniture with fitted wardrobes.

### Luxury En Suite Shower Room

8'2" x 6'8" (2.49m x 2.03m)

Being fully tiled and comprising of a double shower cubicle with rain shower, low level WC and wash hand basin set in attractive vanity cupboards. Chrome heated towel rail. Wall mounted vanity cabinet. Downlighting and tiled floor.

### Rear Double Bedroom Two

11'9" x 10'9" (3.58m x 3.28m)

A second spacious double bedroom with an attractive range of mirror fronted wardrobes.

### Luxury En-suite Shower Room

8'2" x 4'8" (2.49m x 1.42m)

Comprising of a 3 piece suite which includes a double shower cubicle with rain shower, low level WC and wash hand basin set in vanity cupboards. Vanity wall cabinet. Chrome heated towel rail. Tiled floor.

### Front Bedroom Three

12' x 9'2" (3.66m x 2.79m)

A double room with front aspect window.





#### Rear Bedroom Four

11'9" x 9'5" (3.58m x 2.87m)

Fourth versatile bedroom which could be used for home working if required.

#### Rear Bedroom Five

11'9" x 7'10" (3.58m x 2.39m)

Currently used as a dressing room with fabulous range of fitted wardrobes, including surplus amounts of hanging and drawer space.. Access to the loft space.

#### Exquisite Family Bathroom

8'2" x 5'9" (2.49m x 1.75m)

Comprising of a luxury 4 piece bathroom suite which includes bath with shower spray, low level WC and wash hand basin set in vanity cupboards, and shower cubicle with rain shower. chrome heated towel rail. Tiled flooring. Airing cupboard with water cylinder tank.

#### Detached Double Garage

19'4" x 19'3" (5.89m x 5.87m)

Having remote controlled doors, lighting and power. Rear personal door to the gardens.

#### Outside

Shared access block paved driveway. Cobble block car standing spaces for 2/3 vehicles. Front neat well maintained open plan lawns and two double electrical points.

Generous privately enclosed rear landscaped garden with substantially fenced/walled boundaries. Large stone patio which is perfect for family/social entertaining. Manicured area of level lawns and side planted borders. Garden shed. Impressive rear aspect with tree lined boundaries.



#### School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



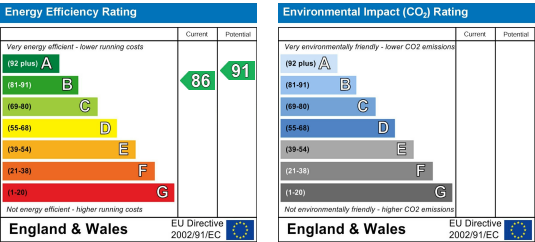
Floor Plan



Viewing

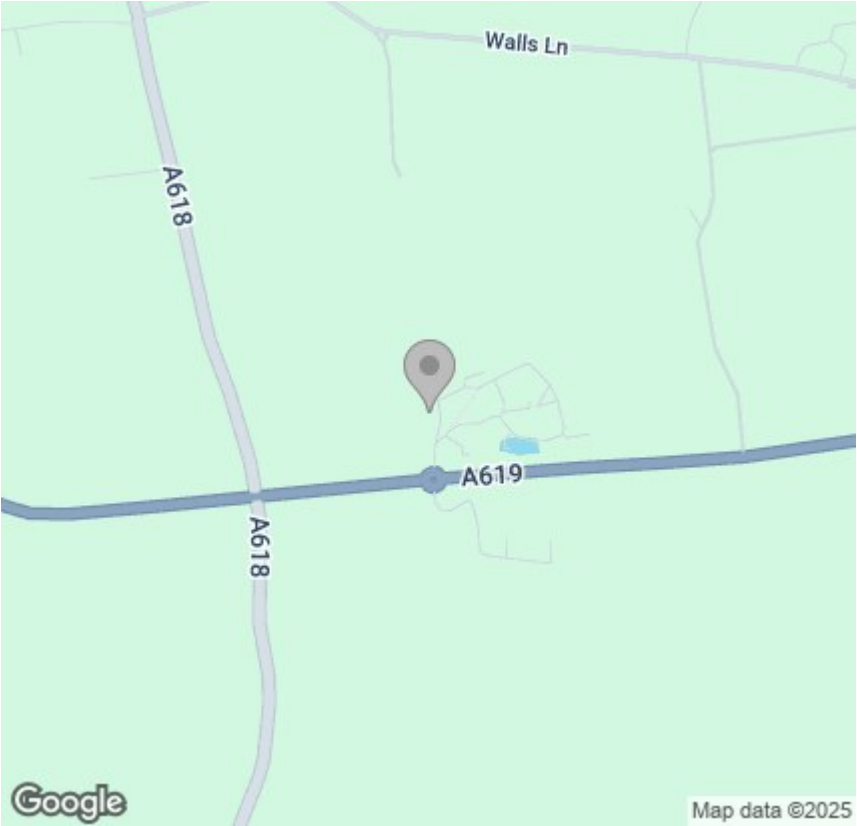
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

