



20 Century Way, Clowne

£725,000 Freehold

OPEN DAY JULY 17th – Stunning five-bedroom, three-bathroom detached house with four reception rooms, gated entrance, ample parking, detached double garage with EV charger, and spacious gardens.

Council Tax band: G | Tenure: Freehold | EPC: B

OPEN DAY Friday, 17th July, between 10am and 2pm

Presenting an exceptional opportunity to acquire a stunning five-bedroom, three-bathroom detached house designed for luxurious family living. The property welcomes you with a striking modern stone facade and is beautifully set back from the road, boasting a spacious, well-tended front garden that immediately impresses. Entering through a secure gated entrance, you are greeted by ample driveway parking, perfect for multiple vehicles, as well as a detached garage that offers both convenience and additional storage. With four versatile reception rooms, this home provides abundant space to entertain guests, relax with family, or create dedicated areas for work and leisure.

Every detail of this property has been thoughtfully considered to ensure both comfort and practicality with a top to bottom redecoration and coving recently completed to ensure every inch is as intended. The expansive layout is ideal for growing families or those who love to host, with generous proportions in each room and a welcoming ambience throughout. The gated entrance enhances security and privacy, while the extensive parking arrangements make coming and going effortless for residents and visitors alike. The detached garage adds further value, whether you need secure vehicle storage, a workshop, or extra space for hobbies. The meticulously maintained front garden not only enhances the property's kerb appeal but also offers a tranquil spot for outdoor enjoyment.

This is a rare chance to secure a home that combines timeless elegance with every-day functionality. Whether you envision lively gatherings in the spacious reception rooms or quiet evenings enjoying the serene garden, this property provides the perfect setting for your next chapter. Don't miss the opportunity to experience all that this exceptional home has to offer - schedule your viewing today and discover the lifestyle awaiting you - with the option to negotiate on internal furniture.



PINEWOOD



Living Room

20' 8" x 12' 0" (6.30m x 3.66m)

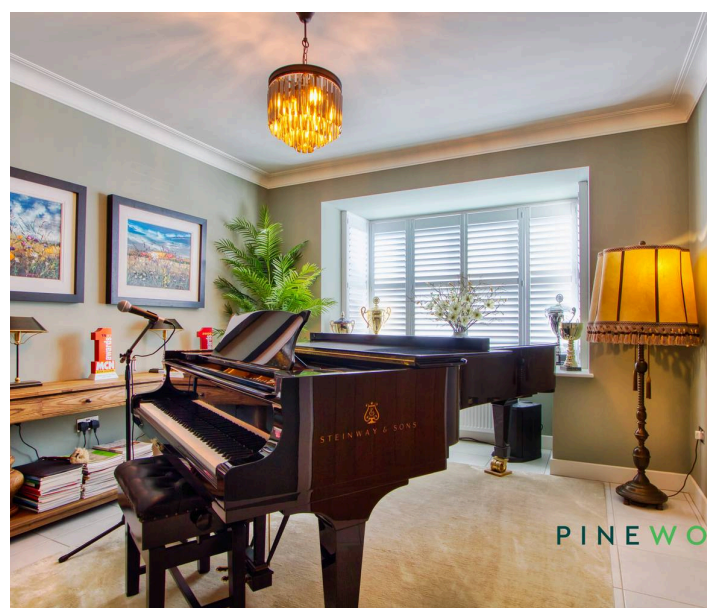
The living room offers a generous and welcoming space with soft carpeting and neutral decor. Dual windows, including a large sliding door that leads out into the garden. The various windows enhance the light and airy atmosphere, making it perfect for family gatherings or peaceful relaxation while enjoying views of the garden.

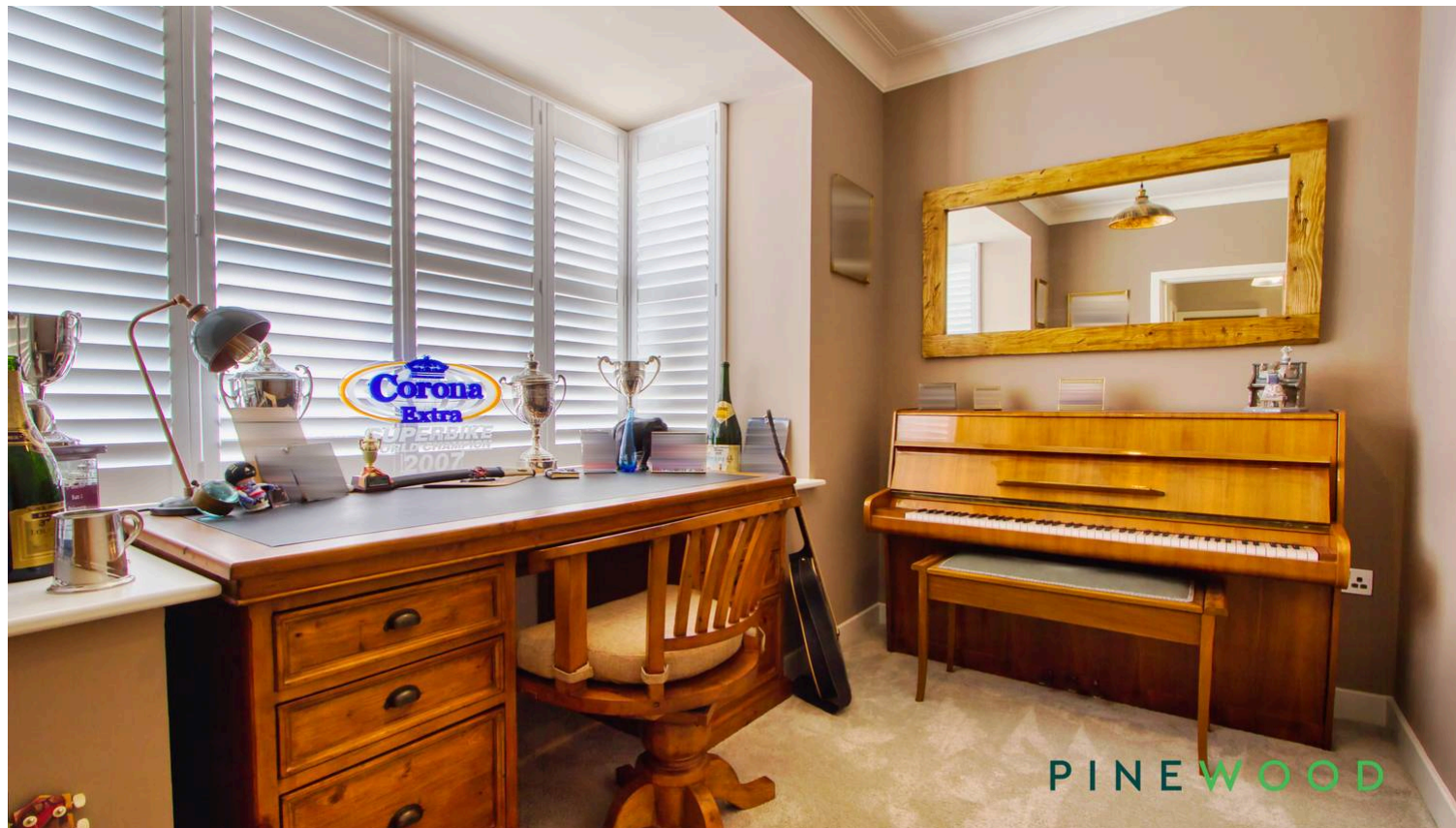


Kitchen / Breakfast Room / Dining Room

14' 10" x 24' 10" (4.53m x 7.58m)

This kitchen/breakfast room is designed for modern family living with plenty of cream cabinetry, quartz worktops, and integrated appliances, including a double oven, induction hob, double undercounter freezers and more. The space flows seamlessly between the dining area, conservatory and kitchen, creating an open-plan feel, perfect for entertaining or relaxed family meals.





Reception Room

15' 7" x 12' 0" (4.76m x 3.66m)

This light and airy reception room features neutral tones and a bay window with plantation shutters that fill the room with natural light. The soft carpeting and tasteful décor create a cosy yet elegant space, ideal for relaxing or entertaining guests.

Conservatory

12' 8" x 10' 1" (3.87m x 3.07m)

The conservatory provides a bright and cosy space overlooking the rear garden with tiled flooring and large windows. This room is perfect for relaxing with views of the lawn and surrounding greenery, adding a touch of the outdoors to your indoor living space.

Study

9' 3" x 12' 0" (2.81m x 3.66m)

The study is a charming space featuring a bay window and soft carpeting, providing a quiet and comfortable area ideal for working from home or indulging in whatever hobby takes your fancy.

Utility Room

5' 0" x 8' 5" (1.53m x 2.57m)

The utility room is well-equipped with white cabinetry, a sink, and space for laundry appliances. It has a practical layout with a door leading to the side of the house, making it an excellent space for household chores and additional storage.





Bedroom 1

14' 4" x 12' 0" (4.37m x 3.66m)

Bedroom 1 is a spacious principal bedroom featuring soft carpeting and calming pastel walls. It has a fitted wardrobe with mirrored sliding doors, providing ample storage. The room benefits from natural light through a large window and offers direct access to the ensuite shower room, enhancing privacy and convenience.

Ensuite (Bedroom 1)

The ensuite shower room is sleek and contemporary, fully tiled with a large walk-in shower featuring both a rainfall and handheld showerhead, a wall-mounted basin, and a WC. The neutral tones and glass shower enclosure give it a fresh and modern feel.



Bedroom 2

11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom 2 is a comfortable double bedroom with carpet flooring and a large window that floods the room with natural light. A fitted wardrobe provides practical storage while the soft green wall colour adds a gentle touch of character.

Ensuite (Bedroom 2)

Another lovely ensuite with a modern shower enclosure featuring a rainfall shower head and tiled surround. A suspended hand wash basin and a toilet complete the fixtures along with a frosted glass uPVC window that lets in natural light.





Bedroom 3

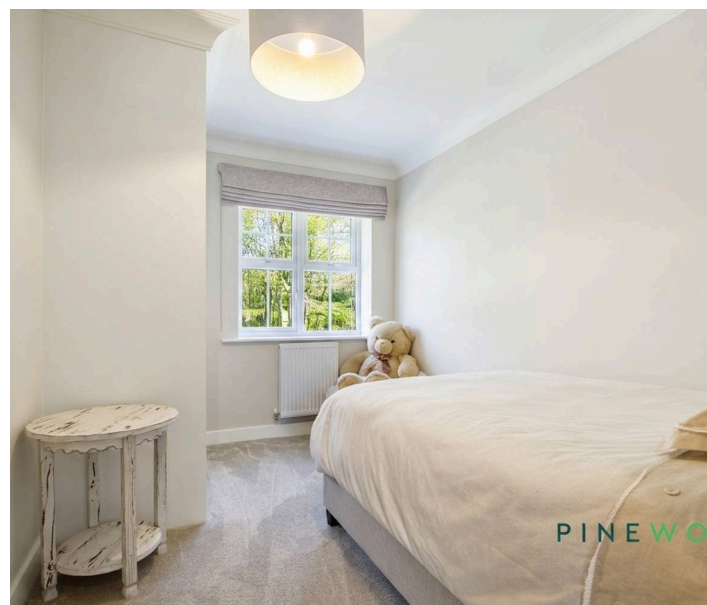
11' 11" x 8' 11" (3.63m x 2.71m)

Bedroom 3 is a smaller double room with carpet flooring and a window overlooking the rear of the property. The room benefits from a fitted wardrobe and neutral décor, making it a versatile space for use as a bedroom or guest room.

Bedroom 4

11' 11" x 8' 0" (3.63m x 2.45m)

Bedroom 4 is a compact bedroom with carpet flooring and a window overlooking the rear garden. It includes a fitted wardrobe and is finished in neutral tones, offering a quiet space for rest or study.



Bedroom 5

7' 7" x 12' 6" (2.32m x 3.81m)

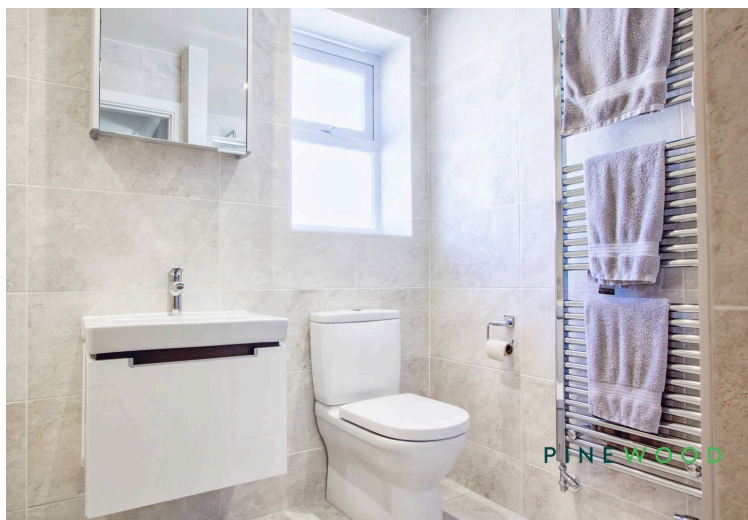
Bedroom 5 is a smaller single room with carpet flooring and a window to the front garden. This neutral and cosy room is suitable as a child's bedroom or home office.

Family Bathroom

8' 1" x 9' 4" (2.46m x 2.85m)

The family bathroom is stylish and modern, fully tiled with a walk-in shower, wall-mounted basin, WC and bath.





DOUBLE GARAGE
56.3 sq.m. (608 sq.ft.) approx.

SPERSED FLOOR
207.4 sq.m. (2238 sq.ft.) approx.

STAFF ROOM
87.4 sq.m. (938 sq.ft.) approx.



TOTAL FLOOR AREA : 227.4 sq.m. (2448 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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