



Offers Over £340,000 Freehold

3 SETTLEMENT DRIVE | CLOWNE | CHESTERFIELD | S43 4TL

**BuckleyBrown**  
ESTATE AGENTS

## A SHOW STOPPER ON SETTLEMENT DRIVE...

Situated in the delightful village of Clowne, this stunning four bedroom semi-detached house oozes style, comfort and convenience. Complimented by neutral decor throughout and a welcoming atmosphere, this really will be a perfect choice for your next home. Come on in...

Upon entry you will find the entrance hall, allowing access into the cosy reception room, a great setting to relax in with family. Through to the rear of the home is the gorgeous kitchen/diner which you will find complete with stylish cabinetry and ample room for dining furniture. This room allows access into a handy utility room. To complete this floor is a downstairs W/C.

Heading upstairs, you will find four bedrooms, all with ample space and opportunity to make your own, while the master bedroom has the luxury of fitted wardrobes and its own en-suite facility. To complete this floor is the family bathroom.

Outside offers a low maintenance, well looked after rear garden, making a perfect setting for entertaining friends and family in the summer months. To the front of the property offers a driveway for off street parking along with a driveway and garage to the rear of the home.

Centrally located, this property benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both community and convenience.

This house is certainly one you won't want to miss. Call today to view!





**Entrance Hallway**  
Allowing access into:

**Reception Room**  
Carpeted flooring, central heating radiator and window to the front elevation.

**Kitchen/Diner**  
Complete with matching cabinets and complimentary worktop over. Inset sink and drainer along with integrated appliances. Ample space for your dining furniture. Window to the rear of the home and patio doors allowing access onto the rear garden. Central heating radiator and under stairs storage cupboard.

**Utility Room**  
Complete with cabinetry and complimentary worktop over, space for

appliances and side door allowing access to the garden.

#### **Downstairs W/C**

Complete with low flush WC, hand wash basin, central heating radiator and frosted window to the front elevation.

#### **Bedroom One**

Carpeted flooring, central heating radiator, fitted wardrobes and access to its own en-suite facility. Window to the front elevation.

#### **En-Suite**

Complete with low flush WC, vanity unit hand wash basin and shower. Frosted window to the side elevation.

#### **Bedroom Two**

Carpeted flooring, fitted wardrobes, central heating radiator and window to the rear elevation.



**Bedroom Three**  
Carpeted flooring, central heating radiator and window to the front elevation.

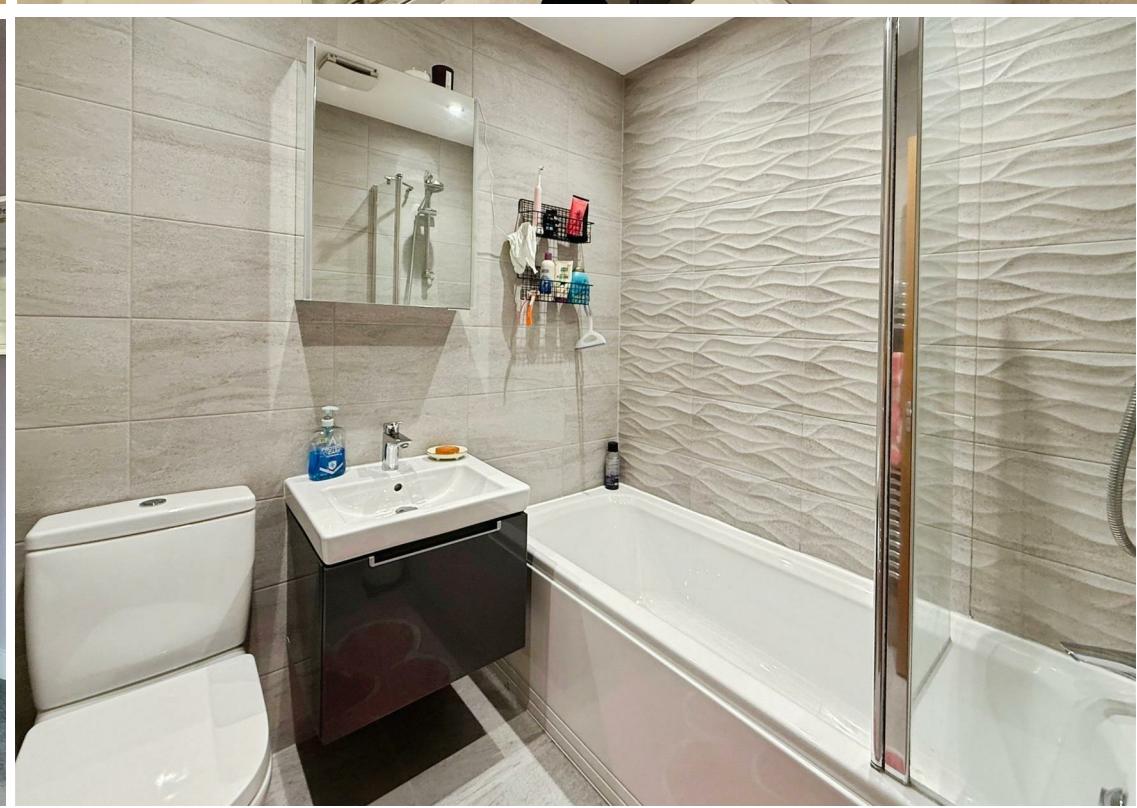
**Bedroom Four**  
Carpeted flooring, central heating radiator and window to the rear elevation.

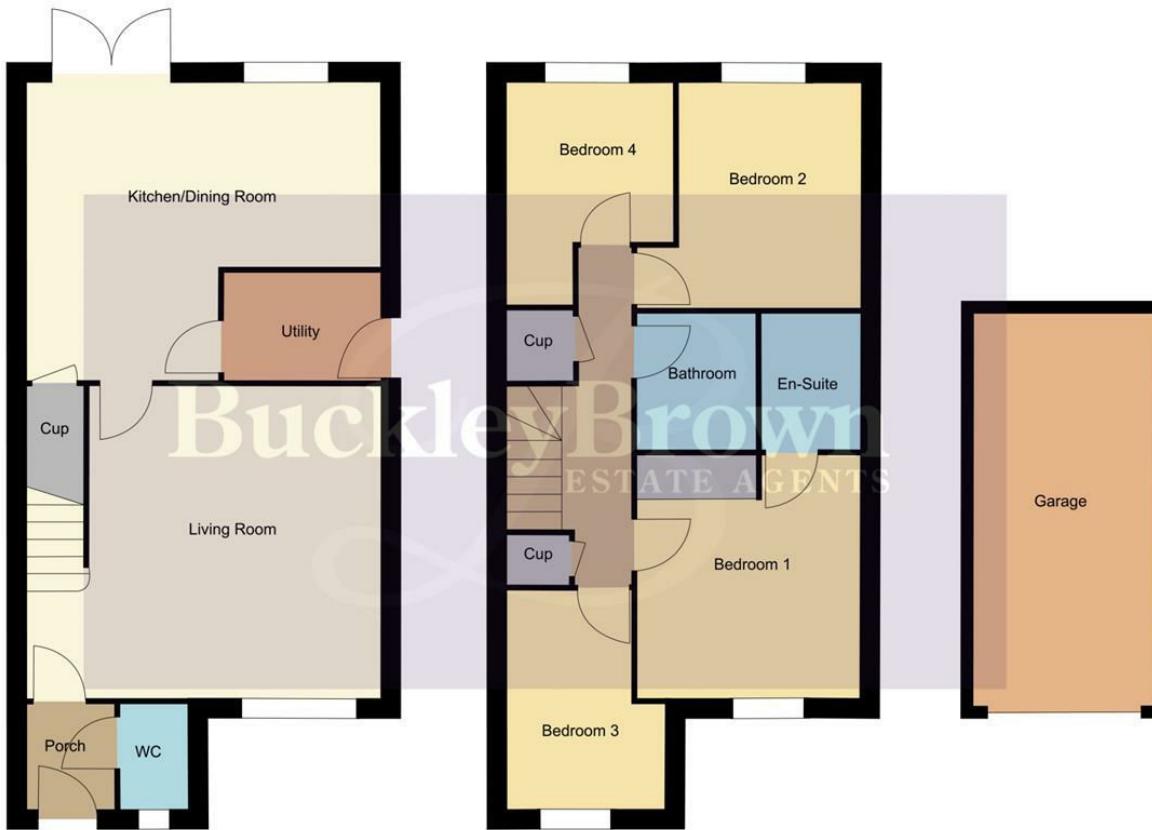
#### **Bathroom**

Complete with low flush WC, vanity unit hand wash basin and bath with overhead shower.

#### **Outside**

Enclosed rear garden with lawn and patio areas. Driveway to the front of the property, along with a second driveway to the rear of the property and garage.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-80) B		
(69-68) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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