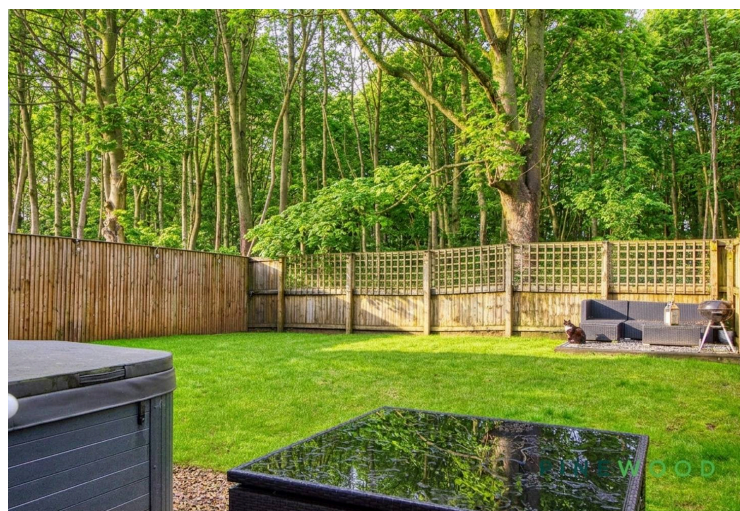




22 Century Way, Clowne

£350,000 Freehold

OPEN DAY JULY 17th - Modern 4-bed semi-detached home in Van Dyk Village, Clowne. Two reception rooms, contemporary kitchen, two bathrooms, parking for three cars. Ready to move in.

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

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

STUNNING SEMI-DETACHED PROPERTY, READY TO MOVE IN AND IDEALLY LOCATED...

A standout in the charming Van Dyk Village, this exquisite semi-detached house on Century Way offers a perfect blend of modern living and comfort. Built in 2020, the property boasts a generous 1,183 square feet of well-designed space, making it an ideal home for families or those seeking a bit more room to breathe.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring that each area flows seamlessly into the next. The heart of the home features a contemporary kitchen, perfect for culinary enthusiasts and family gatherings alike.

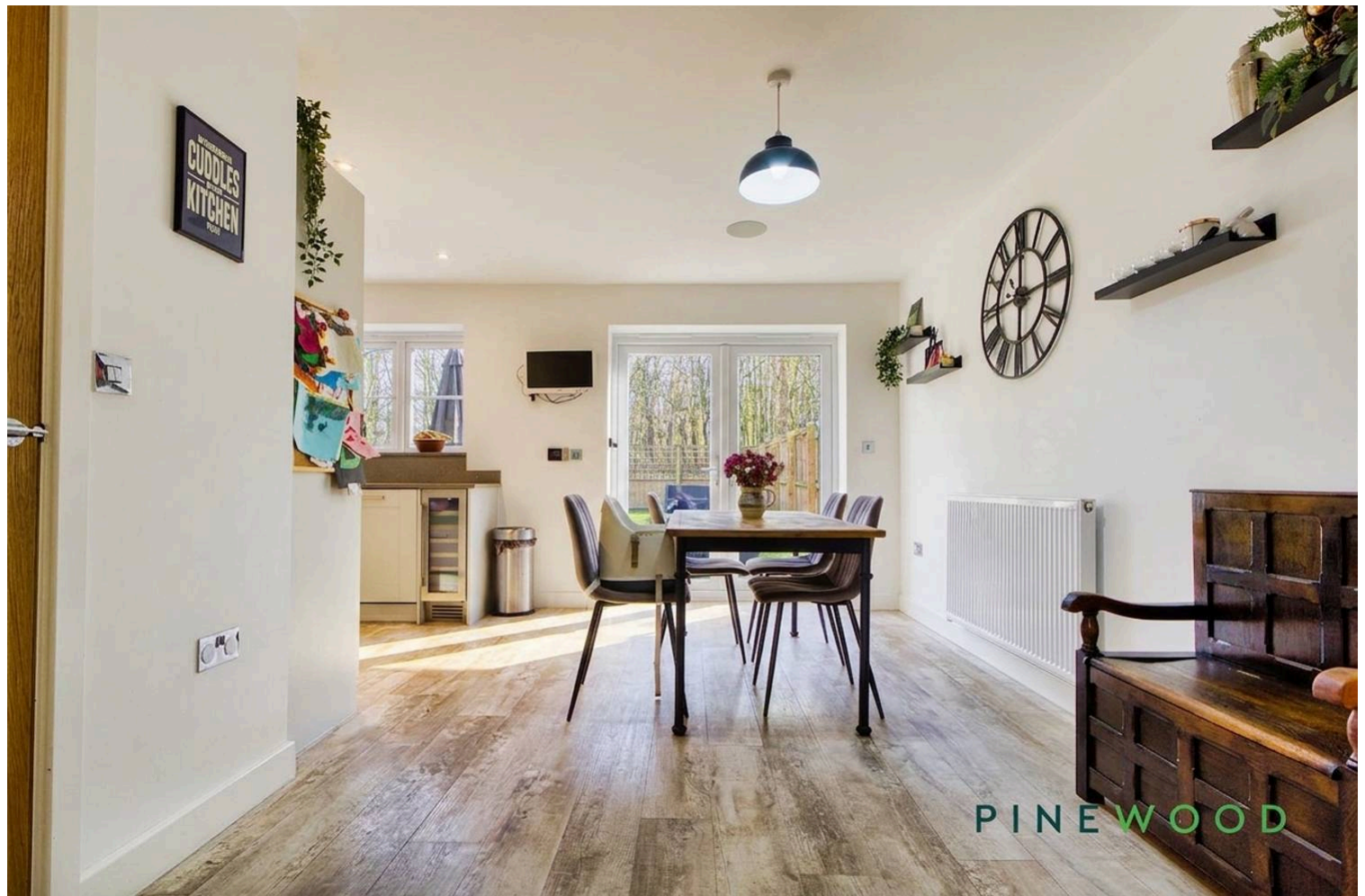
This delightful residence comprises four spacious bedrooms, each offering a tranquil retreat at the end of the day. The two well-appointed bathrooms add convenience for busy mornings and provide a touch of luxury for unwinding after a long day.

Outside, the property benefits from parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area is peaceful and family-friendly, making it an excellent choice for those looking to settle in a welcoming community.

With its modern features and prime location, this home is ready for you to move in and start creating lasting memories. Don't miss the opportunity to make this beautiful property your own in the picturesque setting of Clowne, Chesterfield.

Property movie available

Contact Pinewood Properties for more information or to book a viewing!





Kitchen/Dining Room

14' 2" x 16' 9" (4.33m x 5.11m)

Inviting and spacious, the kitchen/dining room offers a bright and airy space with French doors opening out to the garden. It features a modern layout with a mix of fitted cupboards and work surfaces, integrating a stainless steel sink beneath a window to enjoy garden views. The dining area comfortably accommodates a table and chairs, making it ideal for family meals and entertaining.

Sitting Room

14' 9" x 16' 9" (4.50m x 5.11m)

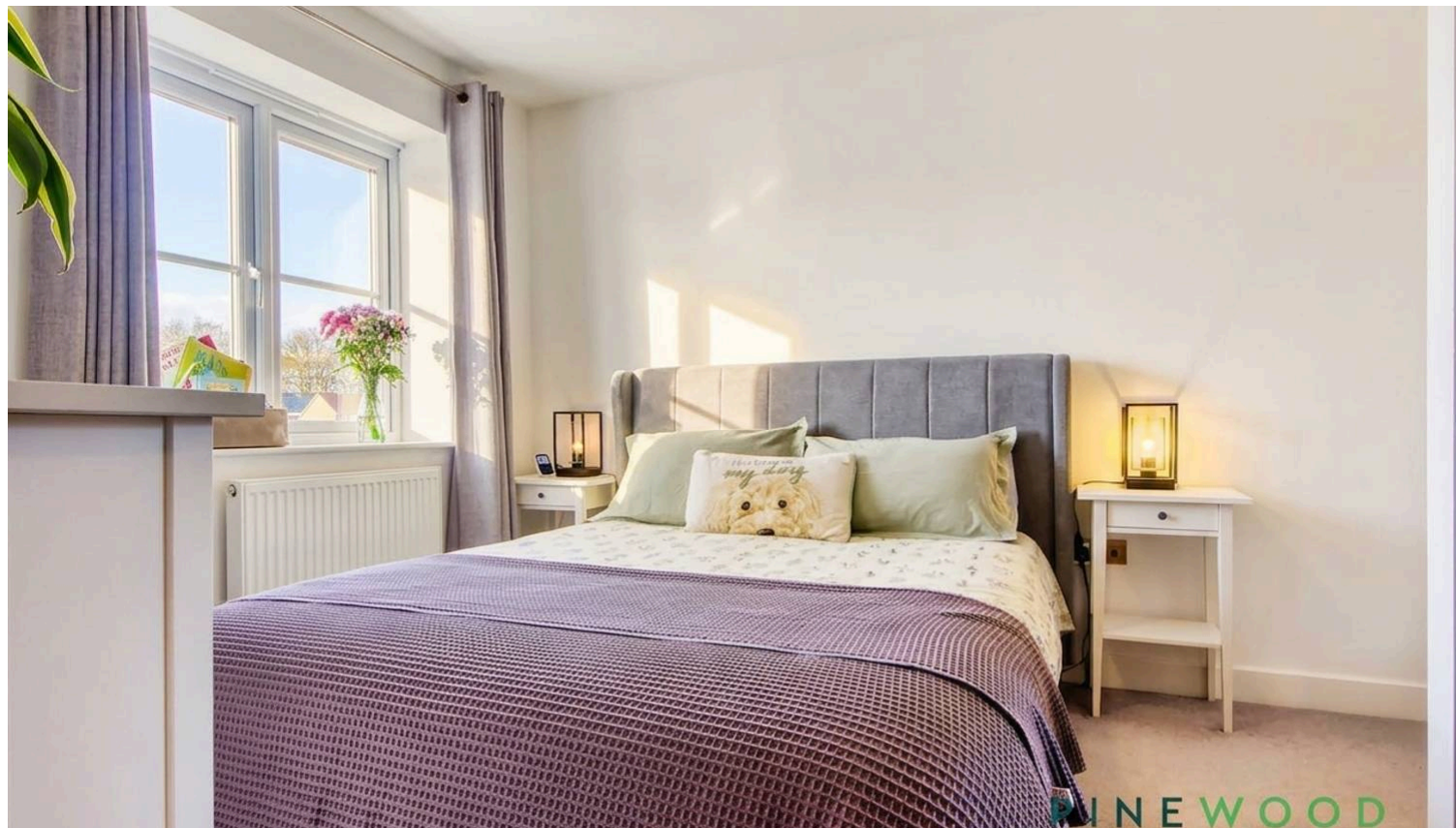
A generous sitting room with a large window flooding the space with natural light. Its neutral décor and soft carpeting create a cosy atmosphere, perfectly suited for relaxing or entertaining guests. The room also gives access to the stairs to the upper floor.

Utility Room

5' 3" x 7' 5" (1.59m x 2.25m)

The utility room provides a practical space with an additional sink unit, complete with a door leading outside, offering useful access and storage.





Bedroom 1

11' 0" x 10' 3" (3.36m x 3.12m)

A tranquil main bedroom featuring a large window overlooking the garden. It benefits from a built-in wardrobe and an ensuite shower room, making it a private and comfortable retreat.

Bedroom 2

11' 5" x 9' 11" (3.48m x 3.02m)

A well-proportioned bedroom with a built-in wardrobe, offering ample natural light through a rear-facing window and neutral décor.

Bedroom 3

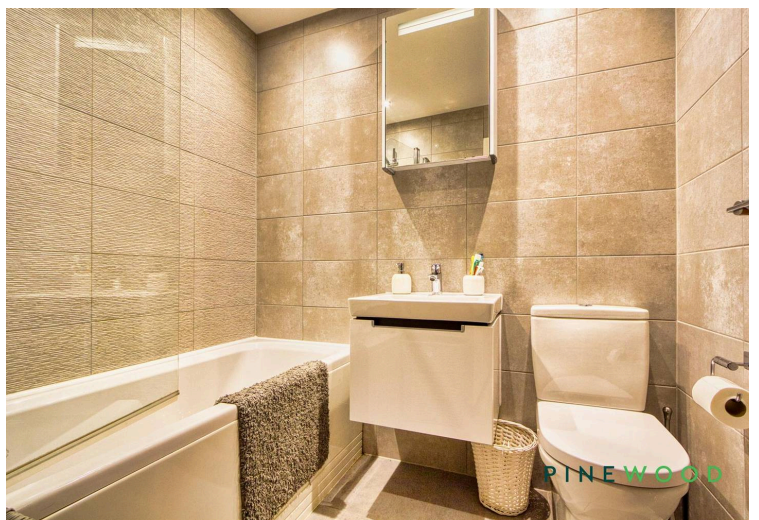
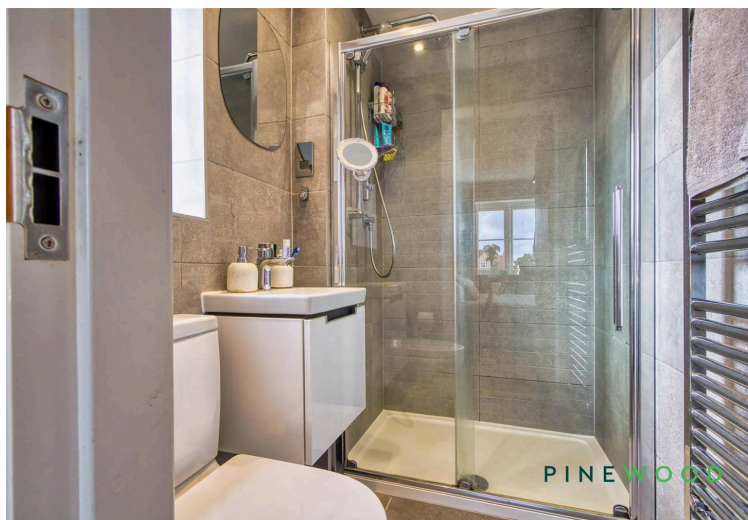
10' 6" x 7' 9" (3.21m x 2.36m)

A comfortable bedroom with space for a single bed and additional furniture, featuring a window to the rear and light neutral tones.

Bedroom 4

10' 8" x 8' 2" (3.26m x 2.48m)

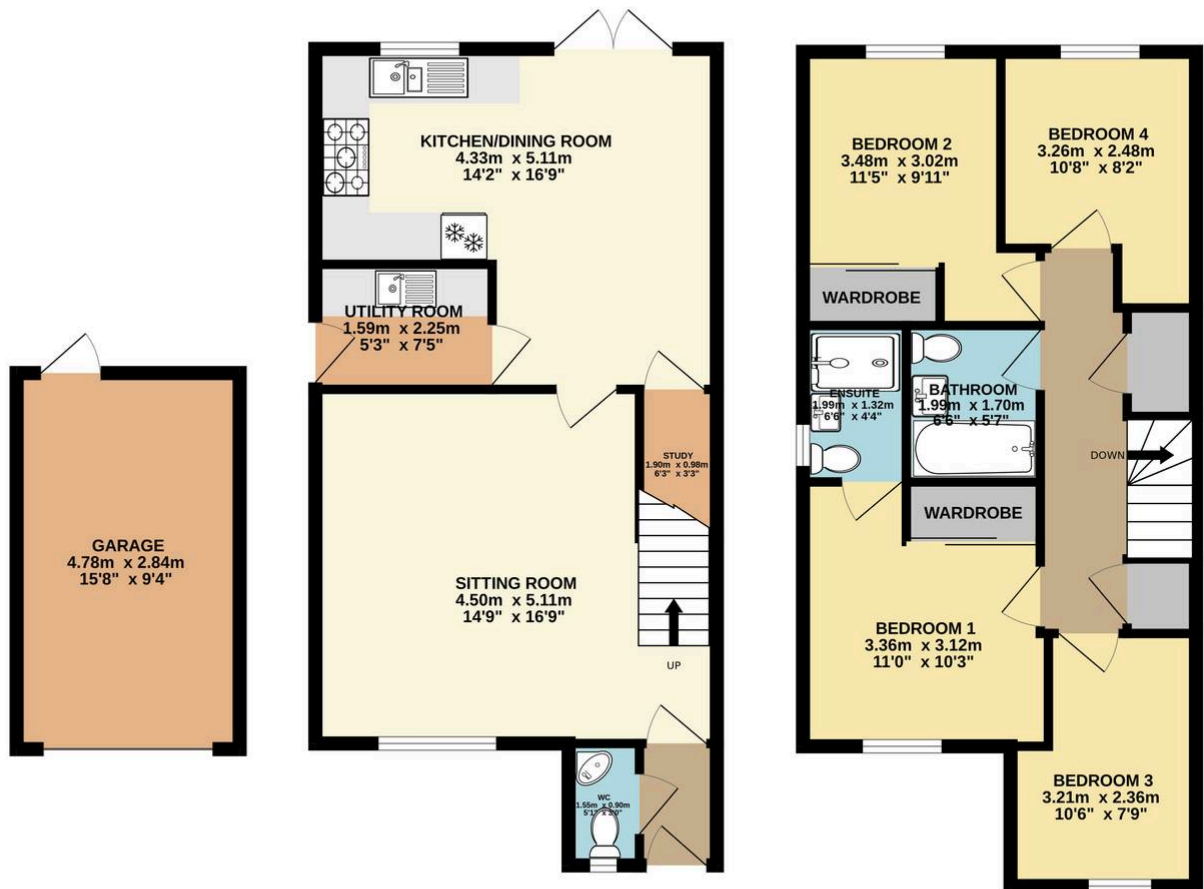
A bright and cosy bedroom with a window overlooking the garden. It includes fitted wardrobes with mirrored doors, providing clever storage solutions.



BASEMENT
13.6 sq.m. (146 sq.ft.) approx.

GROUND FLOOR
48.0 sq.m. (517 sq.ft.) approx.

1ST FLOOR
48.3 sq.m. (520 sq.ft.) approx.



TOTAL FLOOR AREA : 109.9 sq.m. (1183 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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If you would like more info or to view the full listing then please visit our website at pinewoodproperties.co.uk or give us a call on **01246 810519**.