



Settlement Drive, Clowne, Derbyshire S43 4TL

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£1,150 Per Calendar Month

PINEWOOD



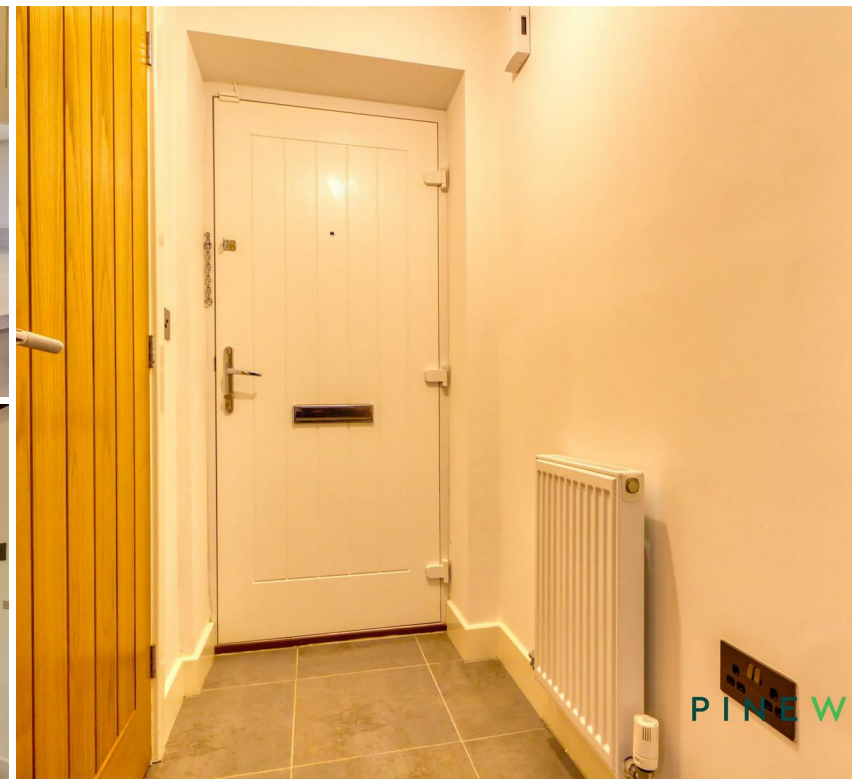
Settlement Drive

Clowne Derbyshire S43 4TL

£1,150 Per Calendar

■ 3 bedrooms
■ 1 bathrooms
■ 1 receptions

- Bond: £1326
- Stunning 3 Bed
- Rear Enclosed Garden
- Friendly community
- Set back from the road
 - Garage
 - Driveway
- Large sitting room
- Modern kitchen and diner
- Modern bathroom



Welcome to this charming mid-terrace house located on Settlement Drive in the picturesque village of Clowne. Built in 2023, this modern property offers a delightful living space of 969 square feet, perfect for families or those seeking a contemporary home.

As you enter, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining.

The house boasts three spacious bedrooms, each designed to offer comfort and privacy. The modern family bathroom is stylishly appointed, ensuring convenience for all residents.

Situated within the stunning Van Dyk Village development, this property benefits from a tranquil setting while being close to local amenities. The development is known for its attractive surroundings and community spirit, making it a wonderful place to call home.

For added convenience, the property includes rear parking and a garage, providing ample space for vehicles and storage. This feature is particularly valuable in today's busy lifestyle, allowing for easy access and peace of mind.

In summary, this delightful mid-terrace house on Settlement Drive is a fantastic opportunity for anyone looking to settle in a modern, well-equipped home in a beautiful village setting. Don't miss the chance to make this property your own.

****If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information****

DISCLAIMER RENTAL

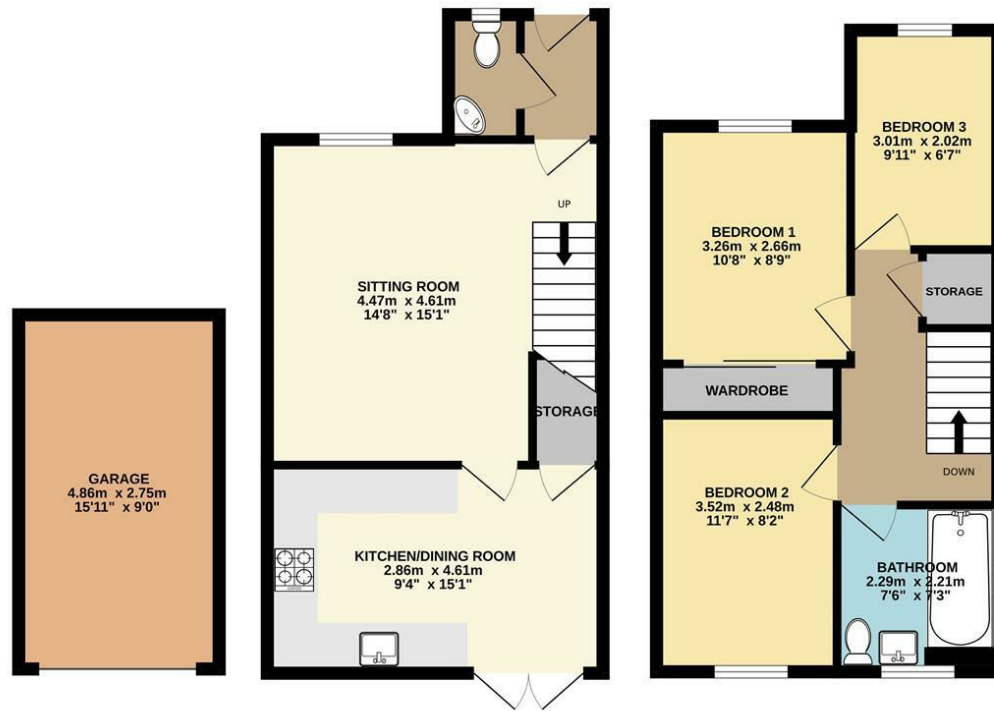
These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these



BASEMENT
13.4 sq.m. (144 sq.ft.) approx.

GROUND FLOOR
37.4 sq.m. (403 sq.ft.) approx.

1ST FLOOR
37.5 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA : 88.2 sq.m. (950 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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