



**Settlement Drive, Clowne, Derbyshire S43 4TL**



3



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**£1,150 Per Calendar Month**

**PINWOOD**

# 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\*\*

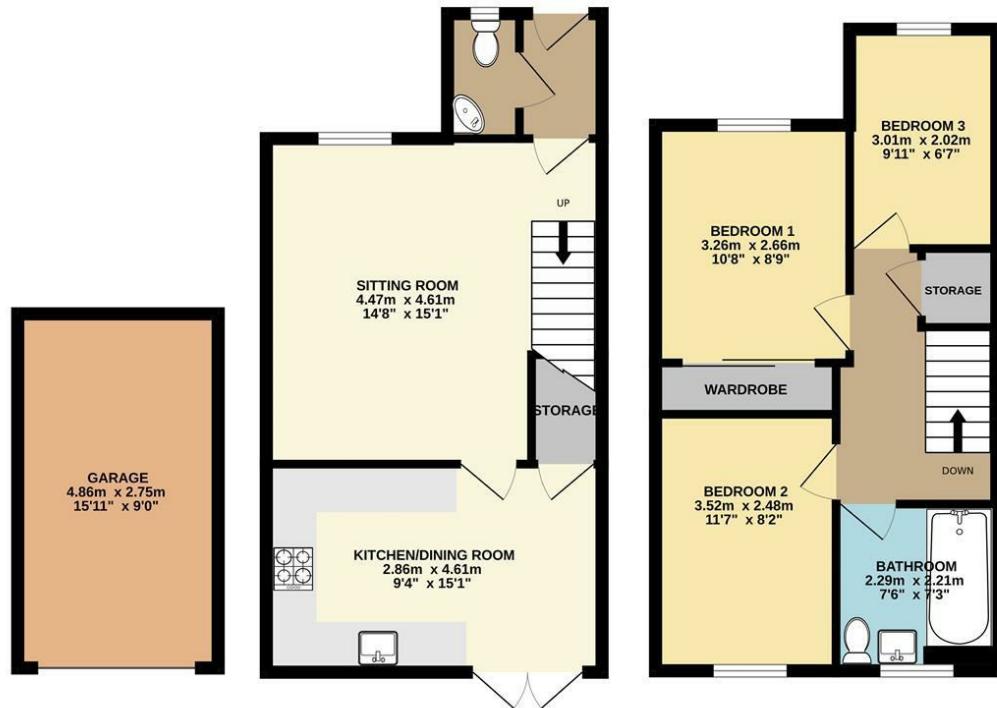
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These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and 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.

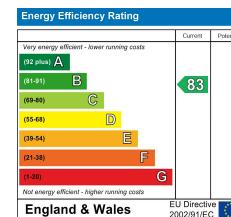
GROUND FLOOR  
37.4 sq.m. (403 sq.ft.) approx.

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 guidance 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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Mansfield, NG1  
01623 621001

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01246 810519

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

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



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



PINEWOOD