



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

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## **Settlement Drive, Clowne Chesterfield**

Guide Price **\*\*£325,000 - £335,000\*\*** For Sale with NO CHAIN

A beautifully presented home offering spacious living, a bright kitchen/diner, four bedrooms and a private rear garden. Designed for modern living with generous rooms, an en-suite principal bedroom and a calm, contemporary feel throughout.

### **Front Drive**

The property presents itself as a clean, well kept and nicely balanced home, with a fully paved driveway, offering practical off road parking to the front of the property, and a small planted area which softens the landscaping, finished off with CCTV around and alarms throughout the home.

### **Hall**

The entrance hall is a bright, open and neatly arranged entrance to the property. It draws you naturally toward the main living spaces while offering access to the WC and staircase.

### **Downstairs W/C**

A well presented downstairs WC, thoughtfully positioned for convenience.

### **Living Room**

A wonderfully inviting living room, generous in scale and full of character. Its proportions allow for a variety of furniture layouts, the room instantly encourages you to unwind, perfect for quiet evenings, movie nights or hosting friends.

### **Kitchen/ Diner**

This is the true heart of the home: a spacious kitchen/dining room designed for connection. There's ample room for cooking, gathering and sharing meals, with generous worktops and storage that make daily life feel organised and effortless. This room has Neff integrated appliances including a wine cooler, a built-in digital sound system, natural light pours in from the rear, creating a warm, uplifting atmosphere with double glazed windows throughout and french doors to lead to the rear garden.

### **Utility Room**

A discreet and practical room, ideal for everyday tasks without cluttering the main areas of the property.

### **Landing**

A beautifully carpeted staircase leading up to the first floor, which allows access to:

### **Bedroom 1**

The principal bedroom is a standout feature—calm, spacious and beautifully proportioned. There's plenty of room for a full bedroom suite, and the en-suite adds a layer of privacy that makes the space feel like a personal retreat.

### **En-Suite**

Modern, fresh and functional, offering a shower, basin and WC—ideal for busy mornings or a quick refresh after a long day.

### **Bedroom 2**

A comfortable double bedroom with a welcoming feel. Perfect for guests, older children or extended family, with enough space to furnish without compromise.

### **Bedroom 3**

A charming third bedroom that lends itself beautifully to a nursery, child's room or creative hobby space.

### **Bedroom 4/ Study**

A dedicated study is a rare and valuable addition. Quiet, well-sized and separate from the main living areas, it's ideal for working from home, studying or even as an extra child's bedroom.





### **Bathroom**

A bright, modern family bathroom serving bedrooms two, three and four, fitted with a bath, basin and WC

### **Rear Garden**

The rear garden is a peaceful, private escape—an outdoor space that feels like a natural extension of the home. Thoughtfully arranged and easy to maintain, it offers room for seating, dining and play. Whether you imagine summer barbecues, a safe space for children, or a quiet corner for morning coffee, the garden provides a calm, inviting backdrop to everyday life. Finished off with parking and a garage attached to the rear garden.

### **Parking & Garage**

A private garage and rear parking attached to the back of the property allows for extra off road parking for the property, suitable for a multi-vehicle family.



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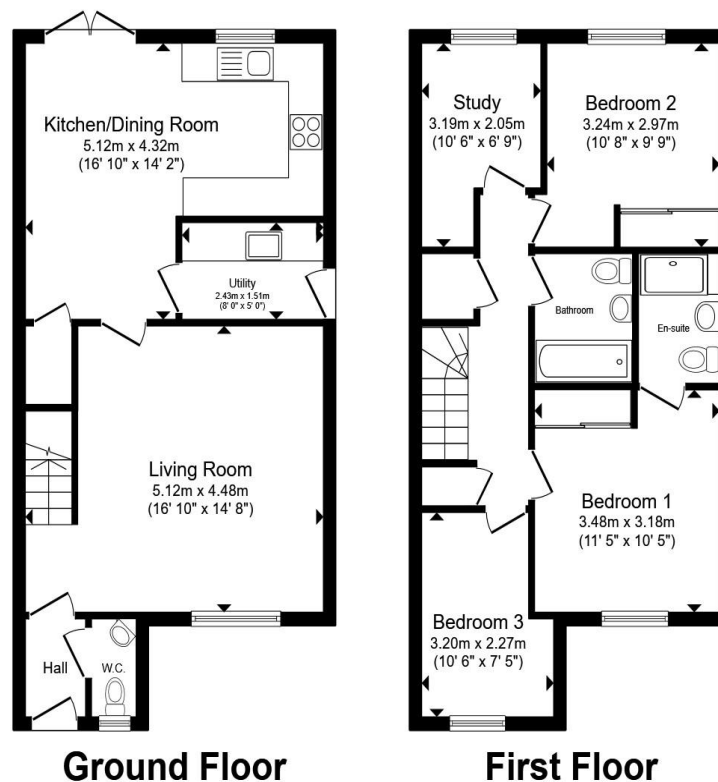
## Settlement Drive, Clowne Chesterfield

- Guide Price \*\*£325,000 - £335,000\*\*
- For Sale with NO CHAIN
- Council Tax Band - C
- Four Bedroom Semi-Detached
- Ground Floor W/C

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

guide price

**£325,000**



Total floor area 98.0 m<sup>2</sup> (1,054 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
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