



48 Heritage Drive, Clowne

£290,000 Freehold

Spacious four-bedroom, two-bath detached house in Heritage Drive, Clowne. Modern design, generous reception room, family-friendly area with parks, shops, and schools nearby. Built in 2001.

Council Tax band: C

Tenure: Freehold

Nestled in the charming area of Heritage Drive, Clowne, Chesterfield, this delightful detached house offers a perfect blend of modern living and comfort. Built in 2001, the property boasts a spacious layout that is ideal for families or those seeking extra room to breathe.

Upon entering, you are welcomed into a generous reception room, which serves as a perfect space for relaxation or entertaining guests. The house features four well-proportioned bedrooms, providing ample space for family members or guests. The two bathrooms ensure convenience and privacy, catering to the needs of a busy household.

The location of this property is particularly appealing, as Clowne is known for its friendly community and local amenities. Residents can enjoy easy access to nearby parks, shops, and schools, making it an excellent choice for families.

This home is not just a place to live; it is a sanctuary where you can create lasting memories. With its modern design and practical features, this property is a wonderful opportunity for anyone looking to settle in a vibrant and welcoming area. Do not miss the chance to make this house your new home.





Living Room

18' 6" x 10' 3" (5.65m x 3.12m)

A spacious and welcoming living room with polished wooden flooring and a neutral colour palette. The room is brightened by natural light streaming in through windows and glazed doors that open to the rear garden. A striking stone fireplace with an inset modern electric fire serves as a stylish focal point, perfect for relaxation and socialising.

Kitchen/Diner

21' 5" x 13' 11" (6.53m x 4.25m)

The heart of the property is the kitchen diner, which enjoys dual aspect windows to both the front and rear, with an additional side-facing opaque window ensuring plenty of natural light. The kitchen area is fitted with a range of wall and base units finished with butcher's block-style worktops, tiled splashbacks, stainless steel sink and drainer, range-style cooker with stainless steel splashback and chimney extractor. There is also space for a 50/50 fridge freezer, undercounter dishwasher, and washing machine. The dining area comfortably accommodates a family table, with a window overlooking the front. This room also benefits from a pantry under the stairs.

Bedroom 1

11' 8" x 10' 4" (3.56m x 3.16m)

Bedroom 1 is a peaceful retreat featuring a double bed set against a soft neutral backdrop and carpeted floors. A built-in wardrobe with multiple doors offers ample storage, while a recessed shelving unit provides a practical space for books or decorative items. The room





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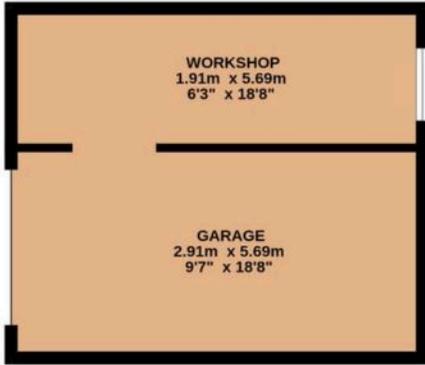
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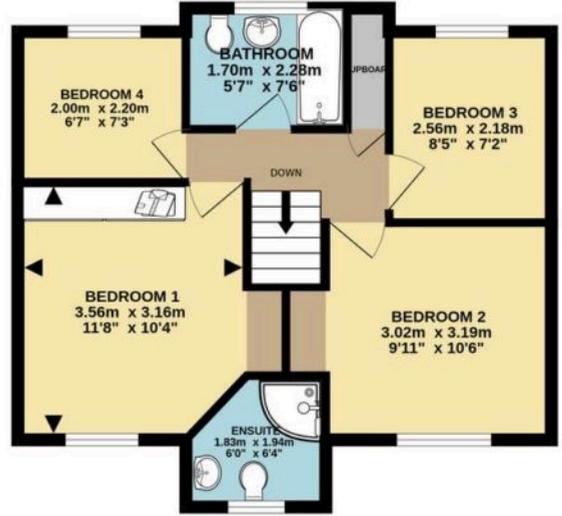
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GROUND FLOOR
74.6 sq.m. (803 sq.ft.) approx.



1ST FLOOR
44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA : 118.9 sq.m. (1279 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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EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

