



18 Settlement Drive
Clowne, Chesterfield, S43 4TL
Guide Price £325,000

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£325,000 - £350,000 (Guide price)
Quietly positioned looking onto woodland, within this sought after location, an area surrounded by stunning countryside and plenty of green space within the small development, is this very attractive, characterful-design modern home. A deceptively spacious, practically set-out 4 bedroom semi detached property with a private rear garden, large driveway and a detached single garage.

Offering 1054 sqft of accommodation over 2 storeys, the property features a sleek, modern kitchen with quartz worktops and a range of integrated appliances, a social open plan living and dining space leading off the kitchen with patio doors into the garden, a separate family lounge, 4 good sized bedrooms and 2 bathrooms including the principle ensuite shower room.

Van Dyk Village works well for people who want a modern home with quality finishes yet value peaceful surroundings, green space, and a village-type community vibe. The close proximity to amenities, from garden centre retailers to hotel and restaurant services, means you get convenience without sacrificing tranquillity. For families, commuters or those who enjoy both countryside and access to nearby larger towns/cities (like Sheffield), it offers a balanced lifestyle.

Externally, to the side of the home is a





large driveway providing off road parking for multiple cars, along with a detached single garage, and to the rear is a private garden with nature reserve overlooking private woodland.

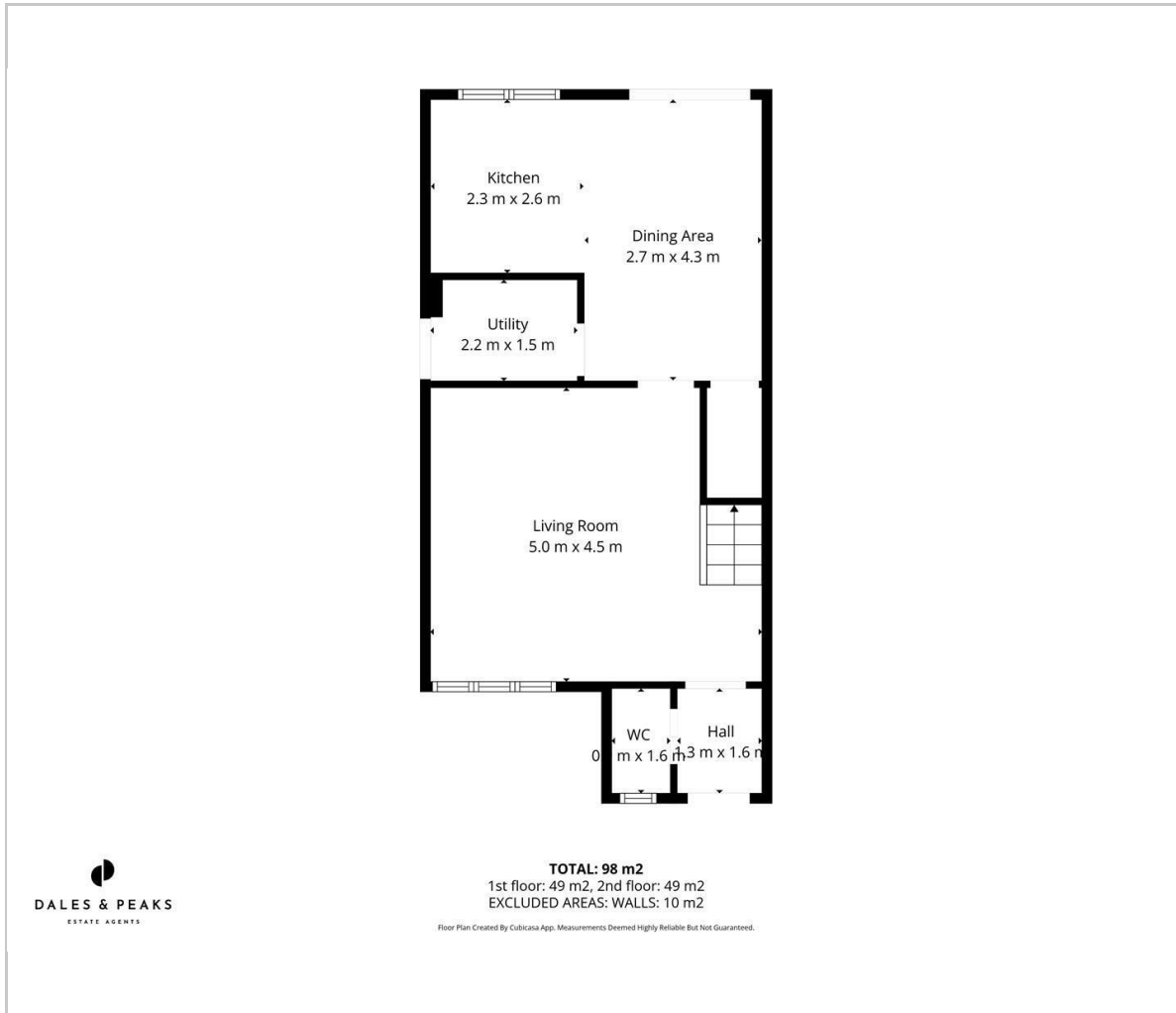
The ground floor comprises; entrance hallway, ground floor WC, family lounge, modern kitchen with quartz worktops and a range of integrated appliances, open plan family space leading off the kitchen with patio doors to the garden and a separate utility room.

The first floor comprises; 4 good sized bedrooms and 2 bathrooms including the principle en-suite shower room.

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please read**



Floor Plan

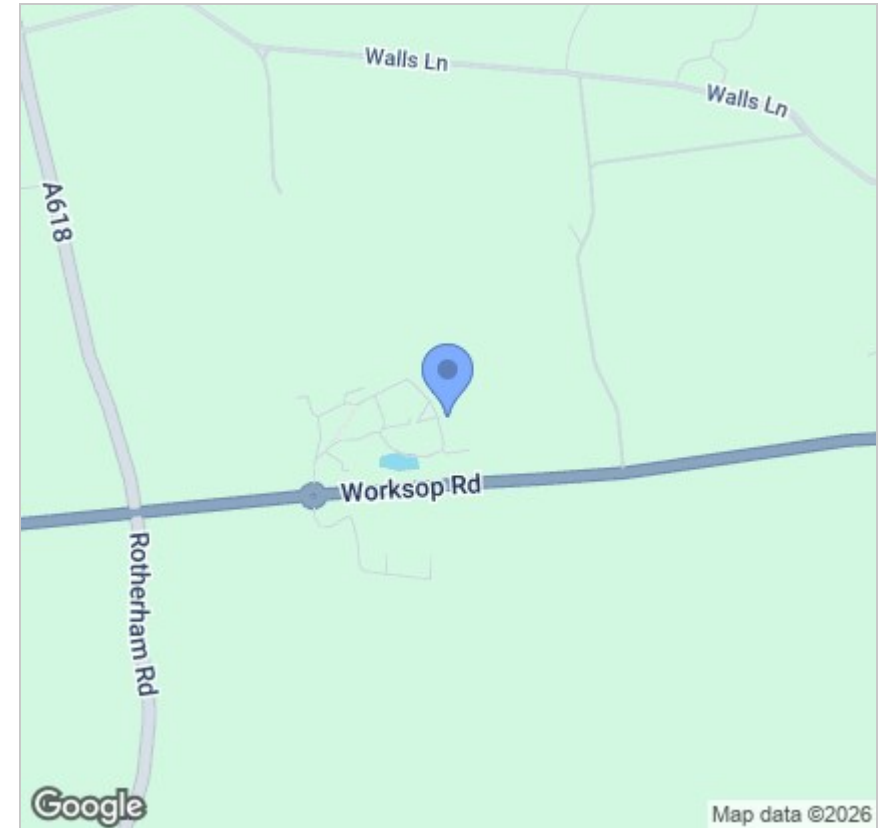


Viewing

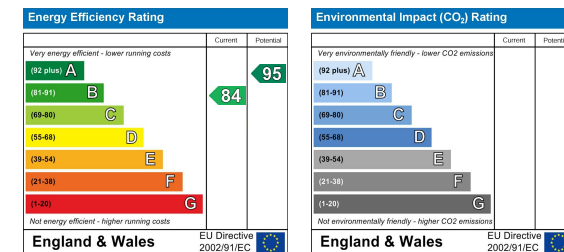
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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