



Settlement Drive, Clowne Chesterfield S43 4TL



welcome to

Settlement Drive, Clowne Chesterfield

Guide price £340,000 - £350,000

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.



view this property online williamhbrown.co.uk/Property/CSF105119



welcome to

Settlement Drive, Clowne Chesterfield

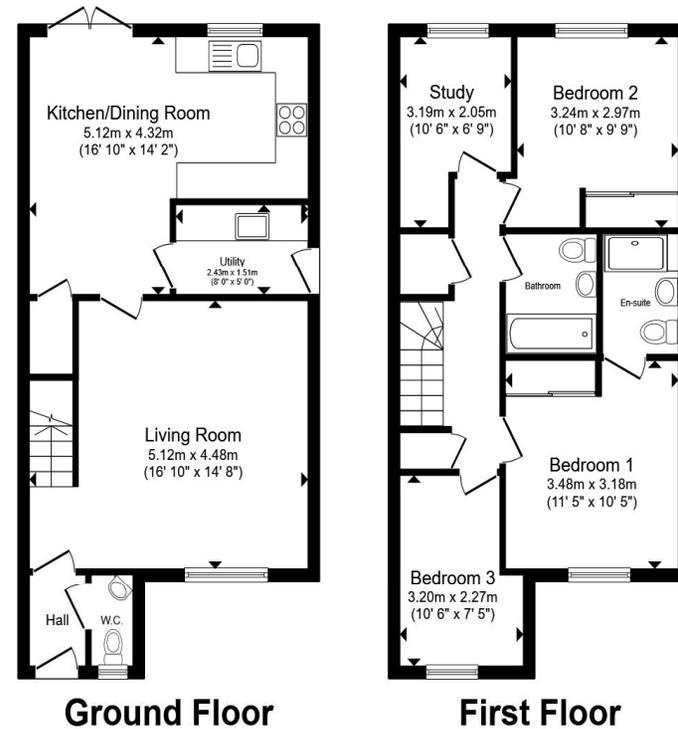
- Guide price £340,000 - £350,000
- Council Tax Band - C
- Four Bedroom Semi-Detached
- Ground Floor W/C
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£340,000



Total floor area 98.0 m² (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



view this property online williamhbrown.co.uk/Property/CSF105119



Property Ref:

CSF105119 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk