



Settlement Drive, Clowne, Derbyshire S43 4TL

 5

 3

 3

 EPC

 B

Offers In The Region Of
£270,000

P I N E W O O D



Settlement Drive Clowne Derbyshire S43 4TL

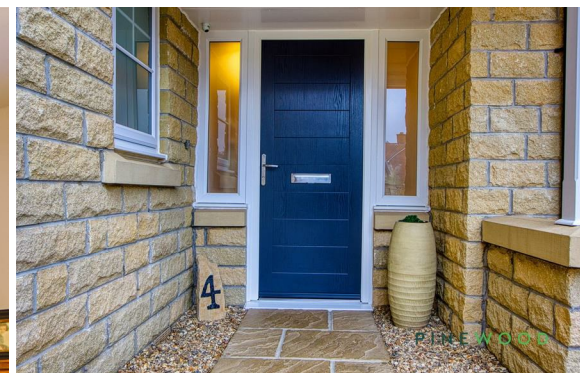


Offers In The Region

06 0070 000

5 bedrooms
3 bathrooms
3 receptions

- Massive open plan kitchen / family / dining room
- Detached new build house with double integral garage
- Five generous bedrooms, 4 of which are doubles
- Three modern bathrooms, with modern fixtures
- CCTV system built in and accessible within the garage
- Located in Clowne, Derbyshire, secluded within the beautiful Van Dyk Village
 - Stunning rear garden, fully enclosed
 - 2,423 sq ft of space
- Ideal family home- Ample parking space with 2 spaces on the drive and 2 within the garage
- Freehold - Council tax band: G - EPC rated B



****STUNNING DETACHED PROPERTY, IMMACULATELY PRESENTED AND LOCATED WITHIN THE VAN DYK VILLAGE...****

Secluded just outside of Clowne, Derbyshire, this stunning detached house on Settlement Drive offers a perfect blend of modern living and spacious comfort. Built in 2021, this new build property boasts an impressive 2,423 square feet of well-designed space, making it an ideal family home. Stunningly presented and equipped with modern appliances, including a NEFF range within the kitchen and the white goods in the utility.

As you enter, you are greeted by three generous reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the expansive kitchen area, which is a true highlight. It features contemporary fittings and plenty of room for dining, making it perfect for family gatherings or hosting friends.

The property comprises five well-proportioned bedrooms, ensuring that everyone has their own private space. With three bathrooms, including en-suite facilities, morning routines will be a breeze, catering to the needs of a busy household or for hosting guests.

Outside, the property offers parking for up to four vehicles, a valuable feature in today's market. The surrounding area is peaceful yet conveniently located, providing easy access to local amenities and transport links like easy access to the M1 for commuting.

This exceptional home is perfect for those seeking a modern lifestyle in a tranquil setting. With its spacious layout and contemporary design, it is sure to impress anyone looking for a new place to call home. Don't miss the opportunity to make this remarkable property yours.

Video tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing!

Entrance Hall

The spacious entrance hall welcomes you with warm wood-effect flooring and neutral walls. It leads into the kitchen/dining room/family room and the living room, creating a smooth flow through the home. There is a convenient storage cupboard under the stairs.

Living Room

25'11" x 11'11" (7.89m x 3.64m)

A bright and airy living room featuring a large bay window that floods the space with natural light. The room is carpeted in a soft neutral tone, complementing the warm, inviting atmosphere. Doors lead out to the garden, enhancing the connection between indoor and outdoor living.

Kitchen/Dining Room/Family Room

20'5" x 24'11" (6.21m x 7.60m)

This impressive kitchen/dining room/family room is a wonderful open-plan space with sleek, high-gloss cabinetry and light marble-effect worktops. Subtle under-cabinet lighting highlights the tiled splashback, and all NEFF integrated appliances including a built in NEFF oven, microwave and grill. The induction hob with a glass extractor above being NEFF as well. The kitchen island provides breakfast bar seating, while the dining area accommodates a sizeable table beneath recessed ceiling lights. Large windows and bi-fold doors connect this room seamlessly to the garden, bringing in an abundance of natural light.

Garden Room

12'11" x 10'4" (3.95m x 3.15m)

The garden room is a bright, inviting space with a high, pitched ceiling and large windows on three sides, creating a light and airy feel. The tiled floor continues from the kitchen area, enhancing the sense of flow. This room offers a peaceful spot to relax while enjoying views of the rear garden through the sliding doors.

Utility Room

5'11" x 11'5" (1.81m x 3.49m)

This useful utility room is neatly fitted with base cabinetry and work surface, with space and plumbing for a washing machine that is included. A side door provides convenient access to the garden and external areas. The flooring is tiled, continuing the practical and clean design seen elsewhere on the ground floor. Also with door access to the garage in here.

Bedroom 1

23'5" x 17'0" (7.14m x 5.19m)

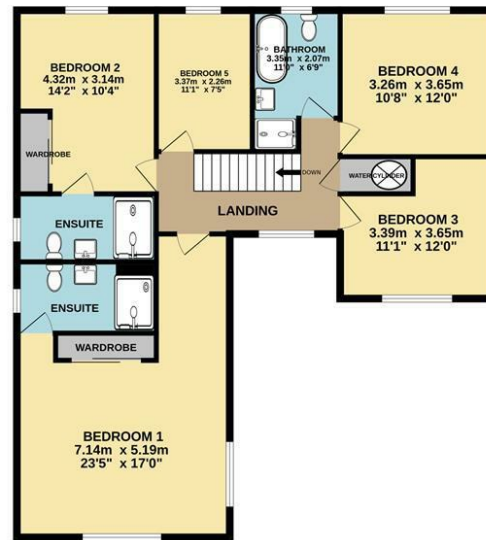
The master bedroom is an impressive retreat offering generous proportions and a peaceful ambience. It features a large window overlooking the front and benefits from a stunning ensuite bathroom as well as a fitted wardrobe, providing ample storage. Soft carpeting adds warmth and comfort underfoot.



GROUND FLOOR
124.6 sq.m. (1341 sq.ft.) approx.



1ST FLOOR
100.5 sq.m. (1082 sq.ft.) approx.



TOTAL FLOOR AREA: 225.1 sq.m. (2423 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bedroom 2

14'2" x 10'4" (4.32m x 3.14m)

This bright double bedroom has a window overlooking the rear garden and includes a built-in wardrobe for storage. Neutral carpeting and soft lighting create a restful environment. This room also features a stunning ensuite, for convenience and that sense of privacy for guests or family.

Bedroom 3

11'1" x 12'0" (3.39m x 3.65m)

A double bedroom set to the front aspect of the home, featuring a window that allows natural light to fill the space. The room is carpeted and neutrally decorated.

Bedroom 4

10'8" x 12'0" (3.26m x 3.65m)

This double bedroom enjoys a rear garden view and a calm atmosphere enhanced by neutral decor and soft carpeting.

Bedroom 5

11'1" x 7'5" (3.37m x 2.26m)

A smaller bedroom, ideal as a child's room or guest space or a walk-in wardrobe space, with a window to the rear of the property. It features neutral tones and soft carpeting.

Bathroom

11'0" x 6'9" (3.35m x 2.07m)

The family bathroom boasts a modern suite including a bathtub with overhead shower, close-coupled toilet, and a vanity basin set against stylish tiling. The window ensures the room is light and airy. Then tucked away within the alcove you have a large walk in shower unit.

Exterior

The rear garden is a private and well-maintained space surrounded by a wooden fence and mature trees beyond. It offers a large, level lawn bordered by mature shrubs and plants, with a paved patio area ideal for outdoor seating and entertaining. The garden room opens directly onto the patio, creating a lovely indoor-outdoor flow.

The front area has room to expand the driveway or to add a front lawn in.

General Information

EPC: B

Council Tax Band: G

Total Floor Area: 2423

Yearly Grounds Maintenance Charge - £369 plus VAT

Valiant Standard Boiler last serviced 12/07/25

The property has been freshly redecorated, had a new front door, and had new tiling within the kitchen area all within the last year.

2 Cars on Drive, 2 Cars in garage

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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