



Heritage Drive, Clowne, Chesterfield, Derbyshire S43 4ST

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£290,000

PINEWOOD





# Heritage Drive Clowne Chesterfield Derbyshire S43 4ST

**£290,000**

**4 bedrooms  
2 bathrooms  
1 receptions**

- Attractive four-bedroom detached family home
- Spacious lounge with French doors and feature fireplace
- Bright and versatile kitchen diner with range-style cooker
- Master bedroom with fitted wardrobes and en-suite shower room
  - Modern family bathroom with shower over bath
  - Additional fourth bedroom ideal as a home office
  - Detached Garage and Workshop
- Landscaped rear garden with patio, decking, and lawn
  - Freehold
  - Council Tax band C





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 benefits from plenty of natural light through a window dressed with curtains and enjoys the luxury of an ensuite shower room, fitted with a corner shower enclosure, toilet, and washbasin, all finished in light tiles.

### Bedroom 2

9'11" x 10'6" (3.02m x 3.19m)

Bedroom 2 is a comfortable double room decorated in neutral tones with carpeted flooring and a window ensuring natural light. The room is simply presented, while a recessed shelving unit provides a practical space for books or decorative items offering a versatile space suitable for relaxing or working from home.

### Bedroom 3

8'5" x 7'2" (2.56m x 2.18m)

Bedroom 3 is a cosy room that overlook the rear garden.

### Bedroom 4

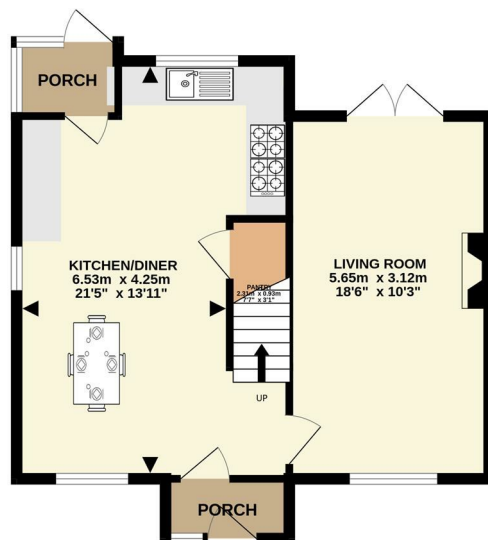
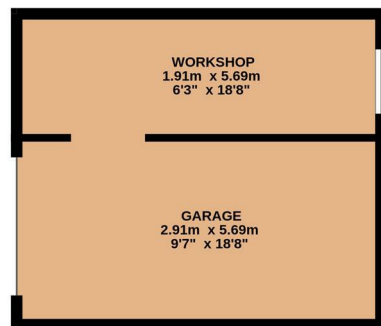
6'7" x 7'3" (2.00m x 2.20m)

Bedroom 4 is a smaller single room with neutral decor and carpeted flooring. The window ensures natural light, and the room offers a flexible space for a single occupant, study, or hobby room.

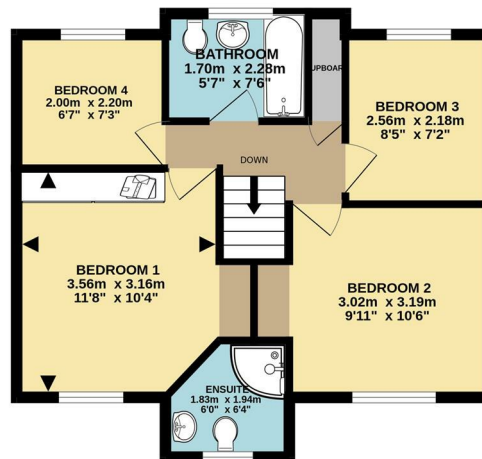




GROUND FLOOR  
74.6 sq.m. (803 sq.ft.) approx.



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



## Bathroom

5'7" x 7'6" (1.70m x 2.28m)

The family bathroom features a white suite comprising a bath with shower attachment, pedestal washbasin, and toilet. Part-tiled walls and tiled flooring in neutral tones create a clean, fresh atmosphere, enhanced by a frosted window that allows natural light while maintaining privacy.

## Garage and Workshop

9'7" x 18'8" (Garage), 6'3" x 18'8" (Workshop) (2.91m x 5.69m (Garage), 1.91m x 5.69m (Workshop))

Detached from the main house, the garage offers secure parking and storage space with an electric roller door and concrete flooring. Adjacent to the garage is a workshop area fitted with lighting and a window for natural light, ideal for DIY projects or additional storage.

## General Info

Included with the sale - Dishwasher, washing machine, double oven and cooker

There is the house alarm

There is lighting and power in the garage with electric door

It is a south facing garden which is fully enclosed

## DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

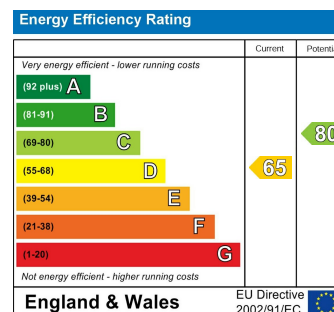
## Reservation Agreement

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.



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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