



Settlement Drive, Clowne, Chesterfield, Derbyshire S43 4TL

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Offers Over £340,000

PINEWOOD





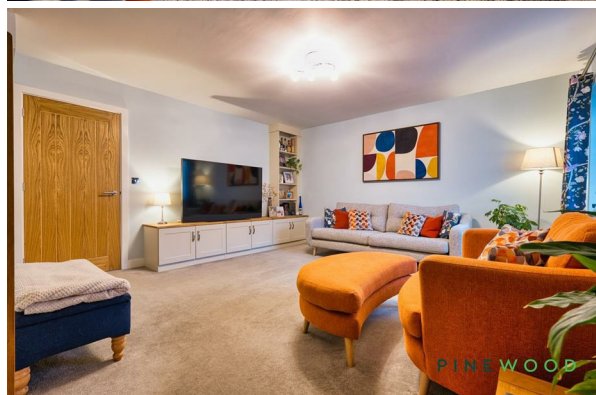
# Settlement Drive Clowne Chesterfield Derbyshire S43 4TL



## Offers Over £340,000

**4 bedrooms  
2 bathrooms  
1 reception**

- Spacious four-bedroom family home with versatile layout
- Modern composite door and solid wood internal doors throughout
- Stunning kitchen diner with quartz worktops and integrated appliances
  - Oak and glass staircase creating a contemporary focal point
  - Generous 1,077 sq ft
- Master bedroom with fitted wardrobes and en-suite shower room
  - Ideal family home
- Landscaped rear garden with patio, lawn and gated access to parking
  - Easy access to transport links
- High-quality finishes throughout, ideal for modern family living







Nestled in the charming area of Clowne, Chesterfield, this delightful semi-detached house on Settlement Drive offers a perfect blend of comfort and modern living. Spanning an impressive 1,077 square feet, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the overall sense of space and light.

The property features a family bathroom and an Ensuite shower room which is a significant advantage for busy households, allowing for convenience and privacy. Each bedroom is designed to be a tranquil retreat, offering ample storage and natural light, ensuring a peaceful night's sleep.

The location of this home is particularly appealing, with Clowne offering a friendly community vibe and easy access to local amenities. Residents can enjoy nearby parks, shops, and schools, making it a practical choice for families. Additionally, excellent transport links provide easy access to Chesterfield and beyond, making commuting a breeze.

This semi-detached house on Settlement Drive is not just a property; it is a place where memories can be made. With its spacious layout, modern conveniences, and prime location, it presents a wonderful opportunity for anyone looking to settle in this lovely part of Derbyshire. Don't miss the chance to make this house your home.

#### Entrance Hall

Accessed via a modern composite front door, the welcoming entrance hall features a tiled floor, neutral décor and a wall-mounted central heating radiator. The hall also highlights the quality of the home, with all internal doors having been upgraded to solid wood doors, and provides access through to the main living accommodation.

#### WC

This guest WC is compact yet thoughtfully designed, featuring a modern white toilet and a small corner basin set against a subtle wall tile splashback. A window allows natural light to enter, and tasteful wall décor adds a personal touch to this practical space.

#### Living Room

14'10" x 16'9" (4.52m x 5.10m)

A generously proportioned lounge positioned to the front aspect, immediately impressive for its width and natural light. The room benefits from a uPVC window, fitted carpet, neutral décor and central heating radiator with thermostat control. A beautiful staircase in oak with glazed panels rises to the first floor, adding a contemporary yet elegant feature to the space.

#### Kitchen/Diner

13'11" x 16'9" (4.25m x 5.10m)

A superb open-plan kitchen diner, ideal for family living and entertaining. Finished with an attractive Amtico-style floor, the kitchen is fitted with green shaker-style units complemented by brushed metal and black handles, quartz work surfaces and coordinated splashbacks. Integrated appliances include an induction hob with chimney-style extractor, double oven, microwave/grill, fridge, freezer and wine cooler. A stainless-steel sink with quarter bowl and monobloc mixer sits beneath a uPVC window overlooking the rear garden. Downlights enhance the modern feel, while double doors open directly onto the patio and garden. There is also access to a useful understairs pantry and the adjoining utility room.

#### Utility Room

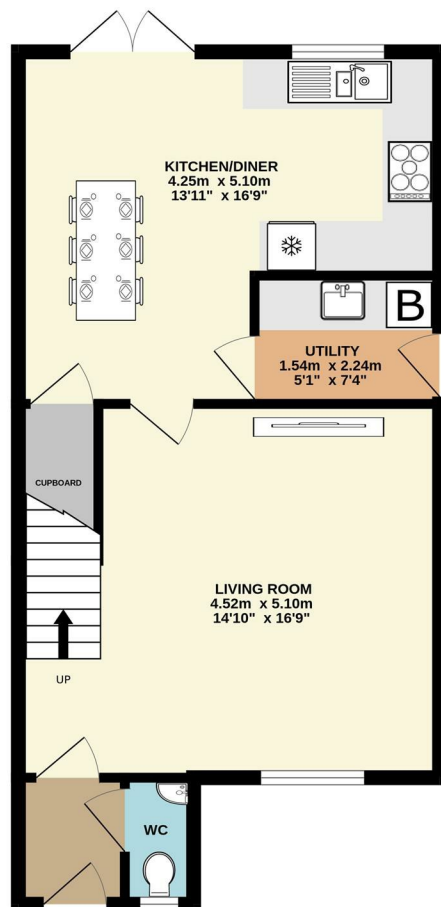
5'1" x 7'4" (1.54m x 2.24m)

Continuing the kitchen's design, the utility room offers matching units, quartz work surfaces and an additional stainless-steel sink with mixer tap. The Amtico-style flooring continues, and there is space for a washing machine and tumble dryer. The Vaillant EcoFit boiler is housed here, making this a practical and well-organised space.

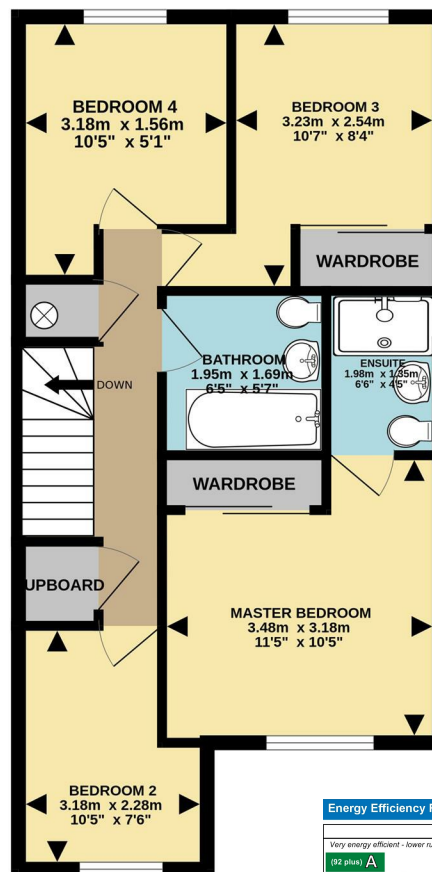




GROUND FLOOR  
48.0 sq.m. (516 sq.ft.) approx.



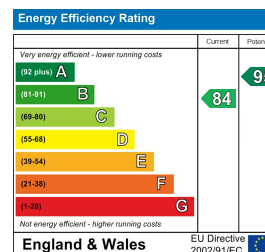
1ST FLOOR  
48.2 sq.m. (519 sq.ft.) approx.



TOTAL FLOOR AREA : 96.2 sq.m. (1035 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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### Master Bedroom

11'5" x 10'5" (3.48m x 3.18m)

A spacious double bedroom to the front aspect with neutral décor, fitted carpet, uPVC window, central heating radiator and sliding-door double wardrobes. The room benefits from its own thermostat and direct access to a stylish en-suite.

### Ensuite

6'6" x 4'5" (1.98m x 1.35m)

Fitted with a modern suite comprising a vanity wash hand basin, low-level WC and a fully tiled shower enclosure with integrated mixer shower, rainfall head and additional handset. Finished with downlights, tiled flooring, chrome heated towel rail and an obscure-glazed uPVC window.

### Bedroom 2

10'5" x 7'6" (3.18m x 2.28m)

Another well-proportioned bedroom to the front aspect, offering ample space for a single bed and wardrobes. Features include a uPVC window, central heating radiator, fitted carpet and neutral décor.

### Bedroom 3

10'7" x 8'4" (3.23m x 2.54m)

Positioned to the rear overlooking the garden, this bedroom benefits from fitted wardrobes, neutral décor, fitted carpet, central heating radiator and loft access.

### Bedroom 4 / Home Office

10'5" x 5'1" (3.18m x 1.56m)

Currently used as a home office, this versatile room also comfortably accommodates a single bed. Featuring a rear-facing uPVC window, fitted carpet and central heating radiator. A useful adjoining storage room houses the unvented pressurised hot water system and offers excellent additional storage.

### Family Bathroom

6'5" x 5'7" (1.95m x 1.69m)

A beautifully finished bathroom with full tiling and downlights, comprising a panelled bath with integrated mixer shower and glass screen, vanity wash hand basin, low-level WC and chrome heated towel rail.

### Front Exterior

The property's front exterior is a well-kept semi-detached home with a traditional cream façade. It features an entrance leading to the front door set back from the road and small garden areas planted with shrubs. This attractive frontage offers off-road parking.

### Rear Garden

The rear garden is an attractive, well-maintained outdoor space featuring a neatly laid lawn bordered by flower beds and a paved patio area extending from the back of the house. The garden is fully enclosed with fencing and includes a stone-built garage at the rear. This peaceful garden is perfect for relaxing or entertaining.

### Garage

The garage is a detached single garage with a stone facade and pitched tiled roof, accessed via a driveway that provides off-street parking. The garage offers secure storage for vehicles or household items.

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Clowne, S43 4JN  
01246 810519

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Clay Cross, S45 9JE  
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Chesterfield branch  
33 Holywell Street,  
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