



Van Dyk Village, Settlement Drive, Clowne, Chesterfield, Derbyshire S43 4TL

4 3 1 EPC B

Offers In The Region Of  
£485.000

P I N E W O O D





**Van Dyk Village  
Settlement Drive  
Clowne  
Chesterfield  
Derbyshire  
S43 4TL**



## Offers In The Region

**4 bedrooms  
3 bathrooms  
1 receptions**

- 4 spacious bedrooms
- 3 modern bathrooms
- 1 cosy reception room
- Detached new build house with private road and driveway leading to garage
  - CCTV & Burglar Alarm
- Located on Settlement Drive
  - Close to local amenities
- Easy access to transport links
  - Ideal for families
- Freehold - Council Tax Band: E





Welcome to this stunning detached house located on Settlement Drive, a perfect blend of modern living and comfort. Built in 2022, this new build property offers a fresh and contemporary design, ideal for families or those seeking a spacious home.

As you enter, you are greeted by a generous reception room that provides an inviting space for relaxation and entertaining guests. The house boasts four well-proportioned bedrooms, ensuring ample space for everyone, a private road leading to your own private driveway, CCTV, a burglar alarm and home entertainment system. Each bedroom is designed with comfort in mind, making it a perfect retreat at the end of a long day. Before coming to the standout kitchen / family / dining room, a stunning space for entertaining guests or feeding the family.

The property features three stylish bathrooms, providing convenience and privacy for the whole family. The modern fixtures and fittings throughout the house reflect the latest trends in home design, ensuring a luxurious living experience.

Situated in a desirable location, this home offers easy access to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area is known for its friendly community and vibrant atmosphere, providing a welcoming environment for all residents.

This detached house on Settlement Drive is not just a property; it is a place where memories can be made. With its modern features and spacious layout, it is ready to welcome its new owners. Do not miss the opportunity to make this beautiful house your new home.

Video tour available, take a look around!

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

#### Kitchen/Dining Room

8'8" x 28'7" (2.64m x 8.71m)

A welcoming entrance hall provides access to the spacious living room and the kitchen/dining room, creating a natural flow through the ground floor. The kitchen/dining room extends impressively, offering ample space for cooking and dining, with a modern fitted kitchen that includes sleek cabinets and integrated appliances. French doors open out into the garden, bringing the outdoors in and enhancing the sense of space. The dining area features beautiful decorative hanging lights that add a sense of serenity and elegance to the space.

#### Living Room

15'11" x 15'11" (4.86m x 4.86m)

The living room provides a cosy yet spacious environment, perfect for unwinding at the end of the day. Its neutral decor and soft carpeting create a warm atmosphere, while the bay window allows in plenty of daylight, giving the room a bright and airy feel. The layout offers space for comfortable seating and entertainment units, making it a versatile family space.

#### Utility Room

A practical utility room sits conveniently off the kitchen/dining area, fitted with work surfaces and space for laundry appliances also including a sink. With a door leading outside, it adds functionality for household chores and storage while maintaining a clean and organised look with its tiled flooring and neutral walls.

#### Study

8'9" x 7'5" (2.67m x 2.26m)

This bright and airy study offers a quiet space for work or hobbies. Featuring a large bay window, it fills with natural light and has a layout suitable for a desk and storage solution. The neutral tones and soft carpeting create a calm atmosphere, ideal for concentration and productivity.

#### Landing

On the first floor, the landing connects four bedrooms and the main bathroom. It is spacious enough to allow easy movement between rooms and includes an airing cupboard that houses the water cylinder.

#### Bathroom

The main bathroom features a modern suite with a bathtub, a separate shower cubicle, a vanity sink, and a heated towel rail. Its tiled walls and floor add a sleek, contemporary feel, while a window provides natural light and ventilation.

#### Ensuite

An inviting ensuite shower room offers a fresh and modern space adjoining the master bedroom. It includes a walk-in shower with glass screen, a wash basin with vanity storage, and a toilet. The neutral tiling and well-placed lighting create a bright and practical area.

#### Bedroom 1

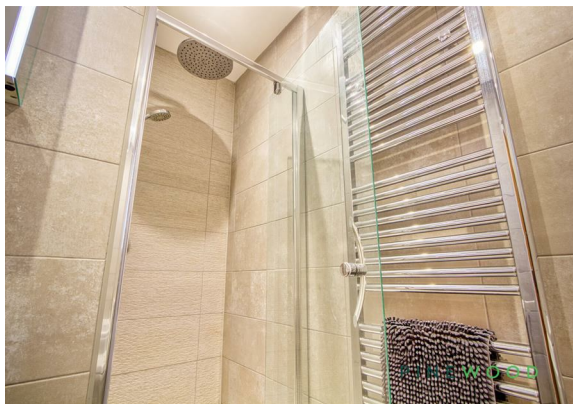
12'5" x 13'11" (3.79m x 4.24m)

Bedroom 1 is a generous double room featuring a large window that fills the space with natural light. It benefits from an ensuite shower room and is decorated in soft, neutral tones with fitted storage to maximise space, offering a restful retreat.

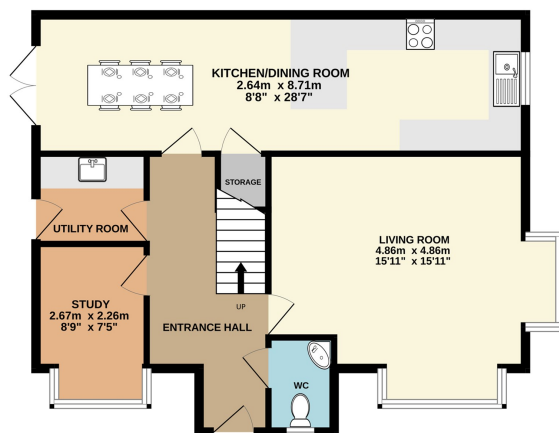
#### Bedroom 2

12'5" x 11'0" (3.79m x 3.35m)

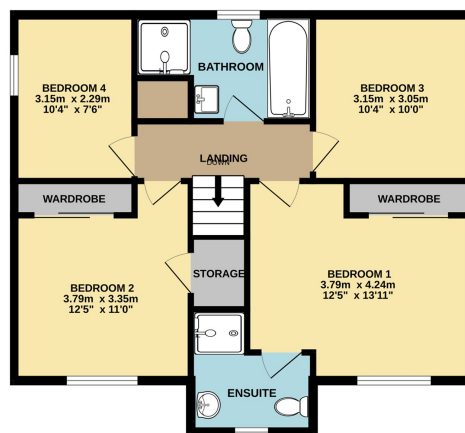
Bedroom 2 is a comfortable double with a large window and built-in wardrobe. Its neutral decor and carpeting make it a versatile space suitable for family or guests.



GROUND FLOOR  
69.5 sq.m. (748 sq.ft.) approx.

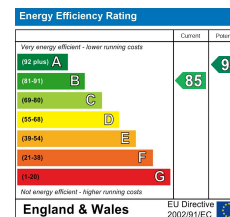


1ST FLOOR  
62.5 sq.m. (673 sq.ft.) approx.



TOTAL FLOOR AREA: 132.1 sq.m. (1421 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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Clowne, S43 4JN  
01246 810519

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20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



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### Bedroom 3

10'4" x 10'0" (3.15m x 3.05m)

Bedroom 3 offers a cosy double room with a window allowing natural daylight to fill the space. A built-in wardrobe provides useful storage, and the room's neutral scheme offers a peaceful environment.

### Bedroom 4

10'4" x 7'6" (3.15m x 2.29m)

Bedroom 4 is a smaller single room, ideal for a child's bedroom or a guest room. It features a window and is decorated in a neutral palette for a fresh and airy feel.

### WC

A convenient ground floor WC with a modern white suite, including a close-coupled toilet and pedestal basin. A wall-mounted mirror and tiled flooring complete the simple and practical design.

### Rear Garden

The rear garden is a well-maintained and private outdoor space, fully enclosed with stone walling and fencing. It features a lawn with a paved patio area, ideal for outdoor dining or relaxing under the pergola with comfortable seating. Additional gravelled seating adds a versatile space for socialising, while a detached stone-built garage provides practical storage and parking.

### Front Exterior

The front exterior of the property boasts a charming stone-built facade with well-tended flower beds and a paved path leading to the front door. A private road leads to the driveway providing off-street parking and the overall setting presents a warm and inviting first impression.

### General Information

Council Tax Band: E

Total Floor Area: 132.1 sq.m. (1421 sq.ft.) Approx

EPC: B

Gas Central Heating

Double Glazing

CCTV & Burglar Alarm

Home Entertainment System

Private Road with private driveway and single Detached Garage with up and over door access and a side door access through the garden

Patio and Pergola added within the last 3 years from new

### 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.

### 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.