



£325,000 Freehold

18 HARVESTER WAY | CLOWNE | CHESTERFIELD | S43 4FF

BuckleyBrown
ESTATE AGENTS

CONTEMPORARY DESIGN WITH ROOM TO RELAX... This stunning, modern detached house is situated in the highly sought-after area of Clowne, offering a perfect blend of contemporary style and practical family living. Boasting a thoughtfully designed layout, this home is ideal for those seeking comfort, space, and convenience in a desirable residential location.

The ground floor features a welcoming hallway that leads into a bright and spacious open-plan kitchen, lounge, and dining area, creating a seamless flow for day-to-day living and entertaining. The kitchen is fitted with modern units and ample workspace, while the lounge and dining areas provide plenty of natural light and room for family gatherings. Additionally, the home benefits from a utility room, perfect for laundry and extra storage, and a convenient WC for guests.

Upstairs, the property comprises four generously sized bedrooms, including a master bedroom with a stylish en suite bathroom, offering privacy and luxury. The remaining three bedrooms are served by a well-appointed main family bathroom, providing modern fittings and a relaxing space for all members of the household.

Externally, the property boasts a spacious driveway providing off-street parking and access to the garage at the front. The rear garden is designed for low-maintenance enjoyment, featuring an artificial lawn and a patio area, ideal for outdoor dining, relaxing, or entertaining.

This home perfectly combines modern living, practical spaces, and outdoor appeal, making it a must-see for families and professionals alike.

Call today to view!





Hallway

Window to the front and access into;

Kitchen/Lounge/Dining Room 20'8" x 20'5"

Expansive open plan room offering everything you need. The kitchen is comes complete with a range of high end wall and base cabinets, inset sink with drainer and integrated appliances. Ample space for all your desired furnishings. Fitted with sliding doors and bi-folding doors to the rear elevation. Access to a utility room.

Utility Room 10'1" x 6'3"

Fitted with ample worktops, space and plumbing for a washing machine and tumble dryer along with access to the garage.

WC

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

Landing

Window to the side and leading access into;

Bedroom One 16'7" x 10'3"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the rear elevation.

En Suite 7'8" x 6'7"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

Bedroom Two 12'7" x 10'2"

Carpeted flooring, central heating radiator and a window to the rear elevation.



Bedroom Three 10'2" x 9'4"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Four 10'2" x 6'4"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 7'3" x 6'4"

Modern family suite comprising of a hand wash basin, low flush WC, bath and an overhead shower. Window to the side elevation.

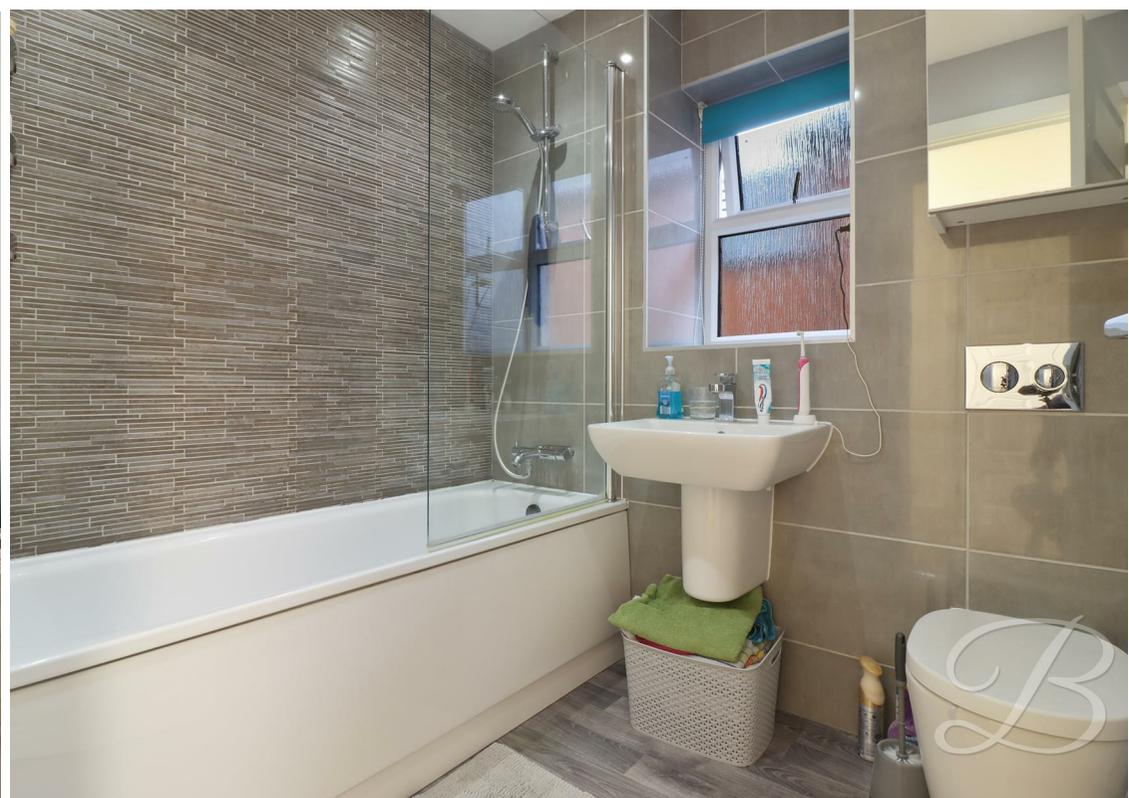
Garage 14'9" x 10'1"

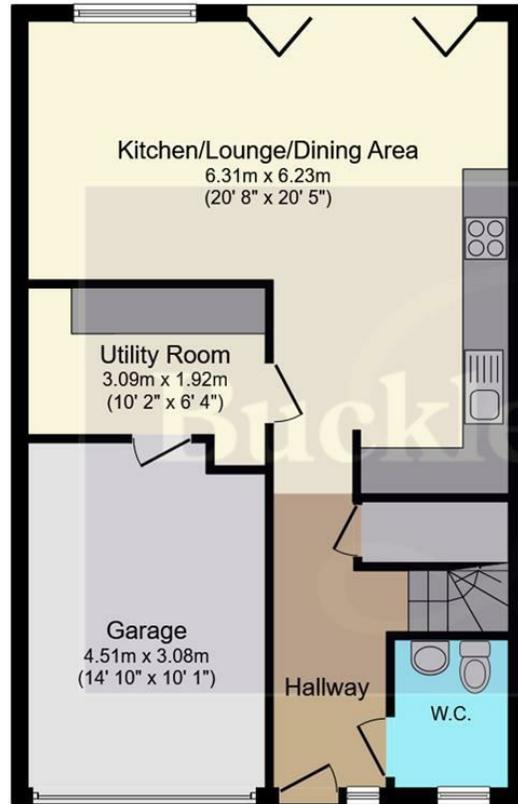
Single garage accessible from the front elevation.

Outside

Low maintenance frontage with a private

driveway, single garage and access down the side of the property. The rear garden boasts an artificial lawn, patio seating area, pergola and fence surround.





Ground Floor

Floor area 63.4 sq.m. (682 sq.ft.)



First Floor

Floor area 61.5 sq.m. (662 sq.ft.)

Total floor area: 124.9 sq.m. (1,344 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(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	

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