



**Plot 3 Westfield Way, Clowne, Chesterfield
S43 4NB**

Guide price £240,000

GUIDE PRICE £240,000 - £250,000

Brand New 3-Bedroom Detached Home – Exclusive Development in Clowne by Johnsons Homes

Nestled within a private and highly sought-after development of just 12 individually designed new-build homes, this beautifully crafted three-bedroom detached property by Johnsons Homes combines high-quality construction with elegant, contemporary interiors. Every aspect of the design has been carefully considered to balance style, comfort, and practicality, offering a home that is as functional as it is visually impressive. Built to exacting standards and finished with premium materials throughout, it provides a rare opportunity to purchase a brand-new property in a peaceful yet well-connected location. Ready to move into immediately, this home is perfectly suited to a variety of buyers – from growing families to professional couples and downsizers – who are seeking a low-maintenance, turnkey home with all the benefits of modern living in the desirable village of Clowne.

- Brand New Build Detached House
- Three Bedrooms
- Kitchen Has High Specification Including Wine Cooler
- Downstairs W/C
- Situated On A Small Development of 12 Houses
- Open Plan Kitchen/Lounge With Laminate Flooring French Door Onto Rear Garden
- Master Bedroom Has Ensuite Shower Room With RainFall Shower Feature

locating your ideal home



Summary

Brand New 3-Bedroom Detached Home – Exclusive Development in Clowne by Johnsons Homes

Positioned within a small and exclusive development of just 12 new-build properties, this beautifully finished three-bedroom detached home by Johnsons Homes offers a perfect blend of modern style, thoughtful design, and everyday practicality. Ready to move into immediately, it provides the ideal setting for families, couples, or downsizers looking for a turnkey property in a desirable location.

Ground Floor

At the heart of the home is a stunning open-plan kitchen, dining, and living space, carefully designed for both everyday life and entertaining. The kitchen features elegant cream Shaker-style cabinetry with gold handles, paired with a luxurious marble-effect worktop. A black composite sink with a coordinating gold mixer tap adds a contemporary touch, with built-in appliances and wine cooler – ensure a streamlined finish. Quality laminate flooring flows seamlessly through the space, enhancing the sense of light and openness. French doors from the dining area lead directly to the rear garden, creating an easy connection between indoor and outdoor living.

For added convenience, the ground floor also includes a stylish downstairs W/C, finished with contemporary fixtures and fittings – perfect for guests and everyday use.

First Floor

Upstairs, you'll find three generously proportioned bedrooms, all finished with plush fitted carpets for comfort and warmth. The master bedroom benefits from its own en-suite shower room, fitted with a contemporary suite and finished to a high standard. The family bathroom serves the remaining bedrooms and includes a sleek modern suite with a vanity sink unit offering valuable built-in storage, alongside practical and stylish vinyl flooring.

Exterior & Location

Outside, the property enjoys a private driveway with parking for two vehicles and a landscaped rear garden that is perfect for relaxing or entertaining in warmer months. The home is situated in Clowne, a well-connected village offering a range of local amenities, schools, and excellent transport links to nearby towns and cities.

This is a rare opportunity to own a brand-new, high-quality detached home in a small, private development. Combining stylish interiors, premium finishes, and a convenient location, this Johnsons Homes build is the complete package.



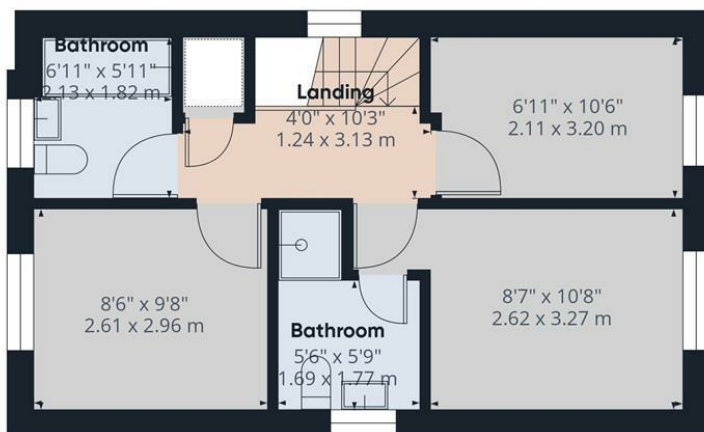
Tel: 01909 475111



locating your ideal home



Floor 0



Floor 1

Approximate total area⁽¹⁾
809 ft²
75.2 m²

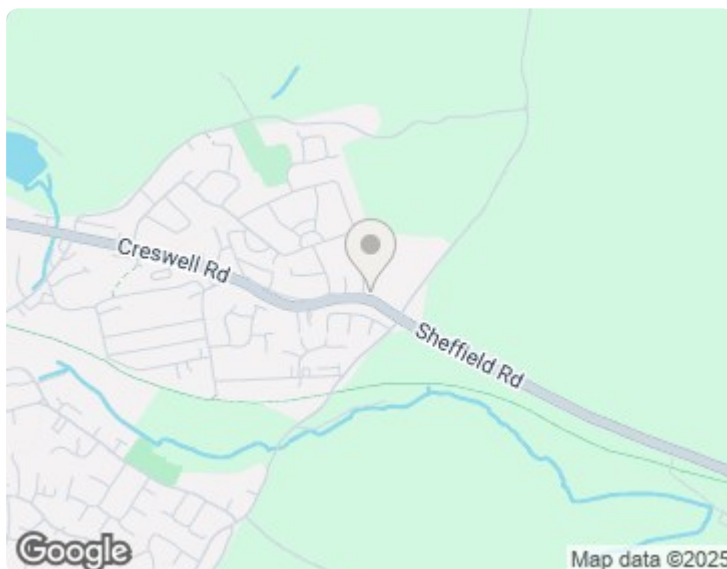
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

locating your ideal home

