



Plot 37 - The Calder, 30 Settlement Drive, Clowne, Chesterfield, S43 4TL



# 30 Settlement Drive

## Clowne

### £359,995

This stunning FOUR BEDROOMED semi-detached home is well located on this exclusive development of new built properties by the renowned Jones Homes at the Van Dyke Village which offers a semi rural location yet is only a few minutes drive of the M1 motorway.

This impressive stone built property briefly comprises: entrance hall, downstairs cloakroom/WC, spacious lounge, contemporary kitchen with quartz worksurfaces and Neff integrated appliances including wine cooler, utility room. Superb Oak and glass staircase rises to the first floor landing where there are four bedrooms (fitted wardrobes to two of the bedrooms and en-suite shower room to the master), superb family bathroom with thermostatically controlled shower over the bath and fully tiled walls and floors with feature wall tile from Porcelanosa. Well thought out, spacious, stylish interior with high quality fixtures and fittings which also includes:

- Home audio system
- Oak veneered satin finish interior doors
- CCTV and alarm system

To the rear is a detached single garage with personnel door, power and light. Boundary fencing to the garden with co-ordinating gate plus a fitted 1.8M high automated timber gate to the driveway. Lawned rear garden with paved area and landscaped front garden



- Stunning FOUR BED semi detached home
- Superb contemporary kitchen with quartz worksurfaces and Neff built in appliances
- Semi rural location yet close to the M1 for excellent transport links
- Fully tiled family bathroom and en-suite shower room
- Home audio system, CCTV and intruder alarm
- Part of the Jones Homes Signature Development
- Beautiful Van Dyke Village with its own Manor House
- High quality fixtures and fittings
- Freehold
- Council Tax Band / EPC: B



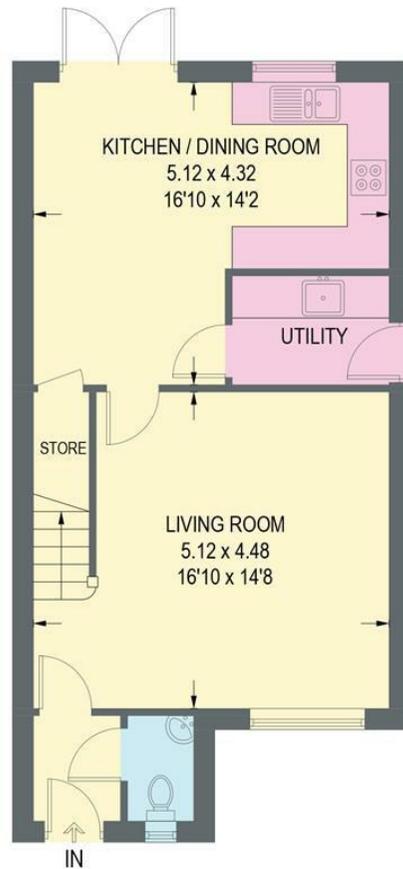


## 30 SETTLEMENT DRIVE

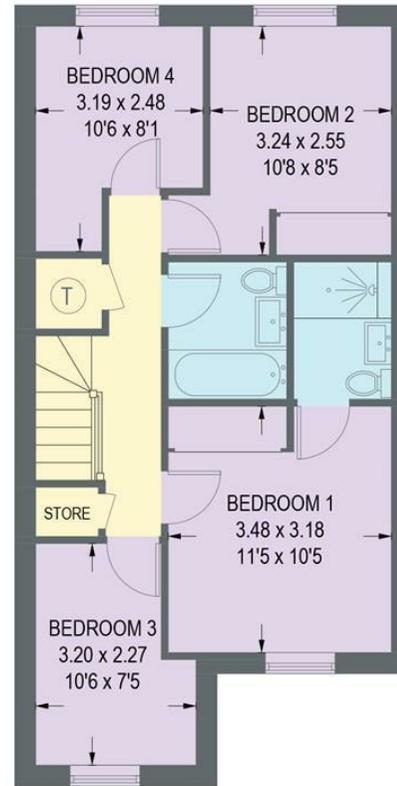
APPROXIMATE GROSS INTERNAL AREA = 98.7 SQ M / 1062 SQ FT

SINGLE GARAGE = 14.7 SQ M / 158 SQ FT

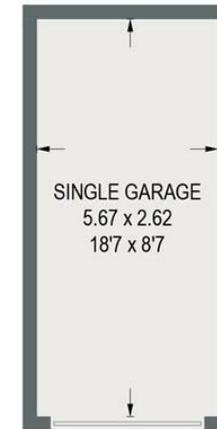
TOTAL = 113.4 SQ M / 1220 SQ FT



**GROUND FLOOR**  
49.6 SQ M / 534 SQ FT



**FIRST FLOOR**  
49.1 SQ M / 528 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only,  
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. \*A Life Assurance policy may be requested.\* \*Written Quotations of credit terms available on request.\*