



Plot 46 - The Knightsbridge, 42 Settlement Drive, Clowne, Chesterfield,

Saxton Mee

42 Settlement Drive

Clowne

£709,995

** 5% Discount or Cash Allowance **

Superb double fronted detached family home on this prestigious Jones Homes development at the Van Dyk Village, with FIVE BEDROOMS and detached double garage.

The property presents a spacious layout to the ground floor with the living room having bi-fold doors to the good sized rear garden, separate dining room, contemporary open-plan living/kitchen/ family room with a range of high quality Neff integrated appliances including induction hob, dishwasher and wine cooler. Off the family room is a luxurious garden room which also enjoys bi-fold doors to the rear garden and patio area. Entrance hall with Oak and glass staircase to the first floor, study/playroom, cloakroom/WC, and utility room.

To the first floor are FIVE well appointed bedrooms and a beautifully finished bathroom with separate walk-in digital rain head shower. Bedrooms 1 and 2 both benefit from fitted wardrobes and en suite shower rooms which have mirrored illuminated cabinets.

Very good sized enclosed lawned garden and patio Detached double garage with broad driveway providing ample parking.

This home is now ready to move into and comes complete with flooring and carpets plus an exceptional specification that includes:

- CCTV Security system
- Double garage with electric powered up/over door
- Garden room with bi fold doors onto rear lawned garden
- Oak veneered satin finished internal doors with polished chrome furniture
- Staircase featuring oak and glass balustrade
- Home audio system
- Chrome light switches



- Executive FIVE BEDROOMED detached stone property on the Van Dyke Village
- Contemporary kitchen with Quartz worktops, fully-integrated appliances and Caple Wine cooler
- Luxury Garden Room with bi-fold doors to the patio
- Aqualisa digital showers and Villeroy and Boch pottery to bathroom and en-suites
- Audio system to family room CCTV system with wireless connectivity to IOS/Android devices
- Oak staircase with glass infill balustrades and oak veneered satin finish interior doors
- Ready to move in to
- Semi rural location yet close to an excellent range of local amenities and network links for commuting
- Freehold
- Council Tax Band/ EPC B



42 SETTLEMENT DRIVE

APPROXIMATE GROSS INTERNAL AREA = 201.3 SQ M / 2167 SQ FT
 DOUBLE GARAGE = 31.9 SQ M / 343 SQ FT
 TOTAL = 233.2 SQ M / 2510 SQ FT



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.'

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