



## 20b Settlement Drive, Clowne

£475,000 Freehold

Modern 4-bed detached house on Settlement Drive. Built in 2022 with 3 bathrooms, stylish kitchen, driveway, CCTV, home entertainment, and alarm. Close to schools and parks. Video tour available.

Council Tax band: E

Tenure: Freehold

Welcome to this stunning detached house located on Settlemant 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 Settlemant 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**

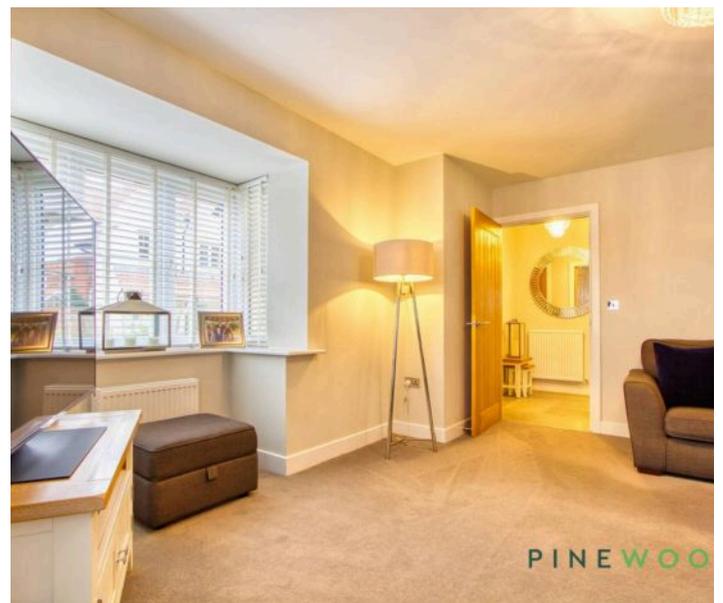
15' 11" x 15' 11" (4.86m x 4.86m)

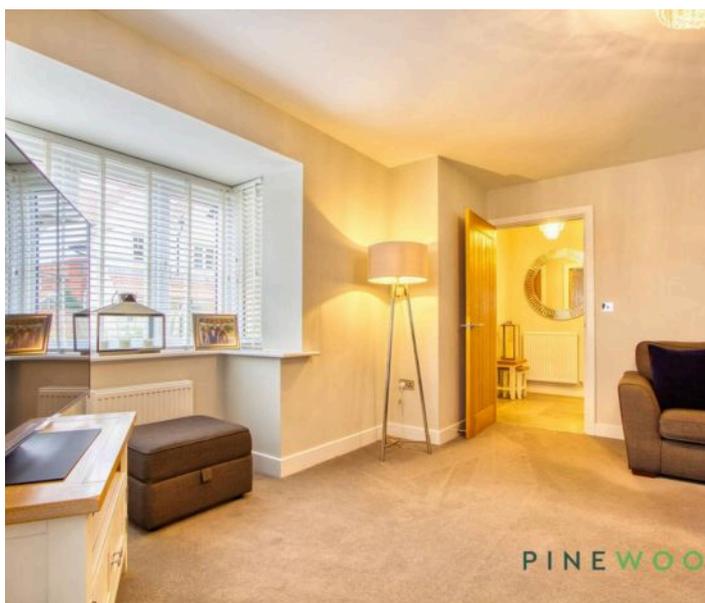
The living room provides a cosy yet spacious environment, perfect for unwinding at the end of the day. Its neutral decor and soft carpeting create a warm atmosphere, while the bay window allows in plenty of daylight, giving the room a bright and airy feel. The layout offers space for comfortable seating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





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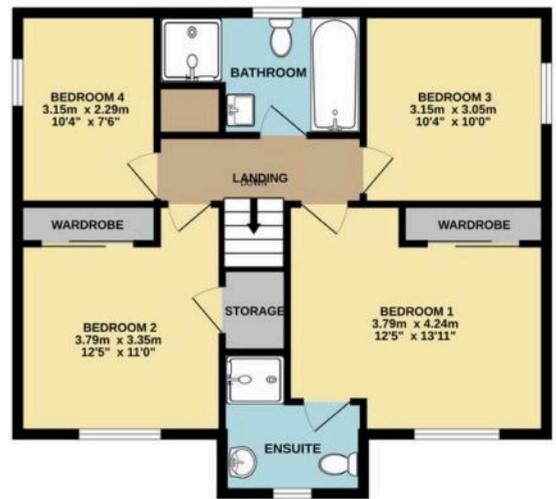
### **Study**



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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EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

