

**Norbriggs Road, Mastin Moor, Chesterfield, S43 3BU**

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EPC D

**Auction Guide £325,000**

**PINWOOD**

# Norbriggs Road Mastin Moor Chesterfield S43 3BU



## Auction Guide

£225,000

**4 bedrooms  
1 bathrooms  
2 receptions**

- Ideal renovation project. - Freehold - Council Tax Band: C
  - 4 spacious bedrooms
  - 1 modern bathroom
  - 2 cosy reception rooms
  - Dormer detached bungalow
  - Generous 1,776 sq ft
- Double Detached Garage and driveway for several cars
  - Near Chesterfield amenities
- Easy access to main transport links and M1 motorway
  - Viewing highly recommended





FOR SALE VIA MODERN METHOD AUCTION  
A LOVELY DORMER BUNGALOW, WITH AMPLE SPACE AND A STUNNING GARDEN AREA, PERFECT FOR FAMILIES...

Nestled on the charming Norbriggs Road in Mastin Moor, Chesterfield, this delightful dormer detached bungalow offers a perfect blend of comfort and space. With an impressive 1,776 square feet of living area, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The four well-proportioned bedrooms offer versatility, whether you require extra space for family members, a home office, or guest accommodation.

The bungalow features a well-appointed bathroom, catering to the needs of modern living. The property's design maximises natural light, creating a warm and welcoming atmosphere throughout.

Situated in the tranquil setting of Mastin Moor, residents can enjoy the benefits of a friendly community while being conveniently close to local amenities and transport links. This location provides an excellent balance of rural charm and accessibility to Chesterfield's vibrant town centre.

This bungalow is a rare find, combining spacious living with the ease of single-storey accommodation. Whether you are looking to downsize or seeking a family home, this property is sure to impress. Do not miss the opportunity to make this lovely bungalow your new home.

\*\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*\*

\*\*Call Pinewood Properties for more information and to book a viewing\*\*

**Entrance Hall**  
Bright and airy entrance

**Lounge**  
14'4" x 12'0" (4.37 x 3.66)

A lovely inviting reception room, featuring a large window overlooking the front of the property, a plush fitted carpet and a feature fireplace, perfect for relaxing with the family.

**Kitchen / Diner**  
24'10" x 15'3" (7.59 x 4.65)

A standout room within the property, featuring a large bay window overlooking the front of the property. A feature log burner sits within this space, creating a cosy and inviting environment. Moving further into the room we enter the kitchen, featuring tiled flooring, lovely quartz worktops with an island sat in the middle of the kitchen with breakfast stools around it and the induction hob is located on here as well. A uPVC window with the sink and drainer beneath it, a uPVC window overlooking the conservatory and a central heating radiator complete this room. There is also room for an American fridge freezer.

**Shower Room**  
6'0" x 9'1" (1.83 x 2.78)

This lovely space features a vanity sink unit that covers one half of the room, 2 uPVC windows with opaque glass for privacy and a large walk in shower with a glass door and tiled splash back.

**Bedroom 1**  
12'4" x 11'5" (3.77 x 3.49)

The principal bedroom features a plush fitted carpet, enough space for a king size bed, 2 built in storage units or wardrobes. A central heating radiator and a large bay window overlooking the front of the property.

**Bedroom 2**  
10'3" x 7'11" (3.13 x 2.43)

The other bedroom downstairs that features a lovely uPVC window, plush fitted carpet and a central heating radiator.

**Bedroom 3**  
11'10" x 10'11" (3.63 x 3.35)

A double bedroom upstairs featuring a fitted carpet, large uPVC window and a storage unit.

**Bedroom 4**  
9'6" x 14'5" (2.92 x 4.41)

This final bedroom features enough space for a single bed, a fitted carpet, a uPVC window and a built in storage unit.

**Conservatory**  
8'3" x 11'11" (2.52 x 3.64)

This lovely room features uPVC windows all around the room, a central heating radiator, door access to the garden and to the kitchen / diner.



**Detached Garage**  
9'9" x 19'8" (2.98 x 6)

A useful single detached garage sat at the end of the driveway, large enough for storage and or one vehicle.

#### General Information

EPC: F  
Council Tax Band: C  
uPVC double glazing

Total Floor Area: 165.0 sq.m. (1776 sq.ft.) approx

#### A reservation agreement maybe available

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

#### Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

#### AUCTION INFORMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

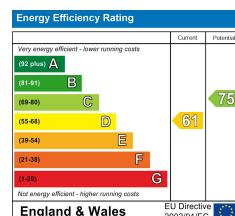
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within



TOTAL FLOOR AREA: 165.0 sq.m. (1776 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, etc. and any other items not appearing are approximate and 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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