



Masefield Way, Holmewood, Derbyshire S42 5FX

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Offers Over £210,000

P I N E W O O D





# Masefield Way

## Holmewood Derbyshire S42 5FX



### Offers Over £210,000

**3 bedrooms**  
**1 bathrooms**  
**1 receptions**

- Well Presented Family Home - Two Double Bedrooms and a Generous Single Bedroom
- Fantastic Purpose Built Detached Summerhouse - Perfect for a Gym/Hobby Room or Business From Home
- Easy Access to the M1 Motorway Junct 29 and Main Commuter Routes - Clay Cross and Chesterfield
  - Gas Central Heating - uPVC Double Glazing - Council Tax Band B - EPC Rated B
  - Spacious Lounge Area - With Under Stairs Storage - The Perfect Place to Relax!
  - Close To All The Village Amenities - The Five Pits Trail is Close by For Walks
- South Facing and Private Enclosed Rear Landscaped Garden With Patio & Raised Turfed Area Perfect for Children and Pets
  - Ground Floor WC and Stylish Bathroom with White Suite and Shower over Bath
  - Driveway for One Car and Single Garage - Remaining Builders Warranty (approx. 3 years)
    - Bedroom One has Built in Wardrobes





Beautifully presented and offering a superb balance of style, space and practicality. Tucked away in a peaceful cul-de-sac on a modern development, this home boasts excellent kerb appeal, a generous driveway, and an integral single garage, making it perfect for families or couples.

The property features a welcoming entrance hall leading to a spacious lounge filled with natural light, complemented by elegant wood panelling and a built-in storage cupboard. At the heart of the home, the contemporary kitchen/diner is fitted with cream units and integrated appliances including an oven, gas hob, and extractor, with additional space/plumbing for a washing machine and tall fridge/freezer. uPVC French doors open onto a generous rear garden, creating a seamless flow between indoor and outdoor living. The useful WC completes this floor.

Upstairs, the principal bedroom benefits from dual-aspect windows and plenty of space for bedroom furniture, while the second double bedroom overlooks the front garden and the single rear bedroom provides a peaceful retreat overlooking the rear garden. The family bathroom is elegantly appointed with a panelled bath, overhead shower, glass screen, pedestal basin, low-level WC, wood-effect vinyl flooring and part-tiled walls.

Externally, the home offers a low-maintenance front garden with driveway parking and direct access to the single garage. The rear garden is exceptionally spacious, with a paved patio and fenced lawn, complemented by a purpose-built summerhouse with heavy-duty rubber flooring, aluminium folding doors, lighting, power, and a corner sink—ideal as a hobby room, home office, games room, or garden retreat.

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

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION\*\***

#### ENTRANCE HALL, STAIRS AND LANDING

A stylish composite entrance door opens into a welcoming reception hall, setting the tone for the quality and comfort found throughout the home. The entrance hall features carpeted flooring, a radiator and a uPVC double glazed window, with stairs rising to the first-floor landing. The landing is fully carpeted and benefits from a radiator and access to the loft.

#### LOUNGE

15'3" x 10'0" (4.67 x 3.07)

Positioned to the front of the property, the generously proportioned principal reception room is flooded with natural light through a large uPVC double glazed feature window. Finished with carpeted flooring, a radiator and elegant wood panelling to the lower walls, the room offers a timeless sense of sophistication and understated charm. Further benefits include a useful built-in storage cupboard, creating a practical yet inviting living space ideal for both relaxing and entertaining.

#### KITCHEN DINER

13'6" x 7'9" (4.12 x 2.38)

The kitchen diner is beautifully appointed with sleek cream wall and base units and drawers, complemented by wood-effect laminate work surfaces and contemporary tiled splashbacks. Integrated appliances include an electric oven, gas hob and extractor hood, while a stainless steel sink with swan-neck mixer tap is positioned beneath a rear-facing uPVC double glazed window, providing both practicality and natural light. Finished with wood-effect tiled flooring, painted décor and a radiator, the space also offers plumbing and space for a washing machine, along with ample room for a tall fridge/freezer. uPVC French doors open directly onto the rear garden, flooding the room with light and creating a seamless connection between indoor and outdoor living—ideal for everyday family life and entertaining.

#### GROUND FLOOR WC

5'6" x 3'3" (1.70 x 1.00)

The ground floor WC is finished with wood-effect tiled flooring and comprises a modern white low-level WC and a stylish wall-mounted wash hand basin with chrome taps. The room is enhanced by tiled surrounds, painted décor, a radiator and an extractor fan, creating a practical and well-presented cloakroom.

#### BEDROOM ONE

16'8" x 9'2" (5.10 x 2.80)

The generously proportioned principal bedroom enjoys the advantage of dual-aspect uPVC double glazed windows to both the front and rear, allowing an abundance of natural light to fill the room and create a bright, airy ambience. Finished with carpeted flooring and painted décor, the room offers ample space for bedroom furniture along with excellent built-in storage, combining comfort with practicality.

#### BEDROOM TWO

13'6" x 11'1" (4.13 x 3.40)

This further generously proportioned double bedroom is positioned to the front of the property, overlooking the front garden. Rich in character, the room offers a charming and versatile space suitable for a variety of uses. Finished with carpeted flooring, painted décor, a radiator and a uPVC double glazed window, it provides comfortable and well-presented accommodation.

#### BEDROOM THREE

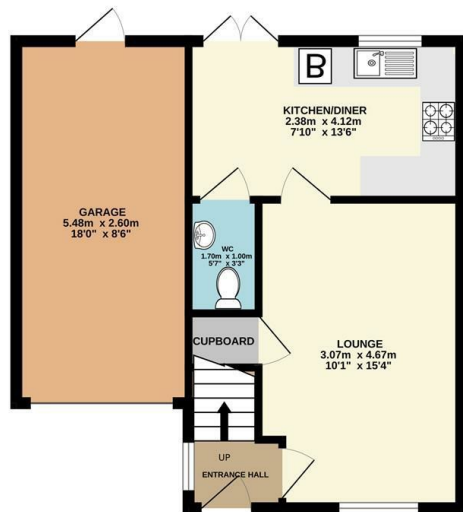
11'8" x 6'10" (3.58 x 2.10)

Overlooking the rear garden, this well-proportioned single bedroom offers a peaceful retreat, enjoying pleasant views and a calm, comfortable ambience. The room is finished with carpeted flooring, painted décor and a radiator, and benefits from a uPVC double glazed window providing natural light.

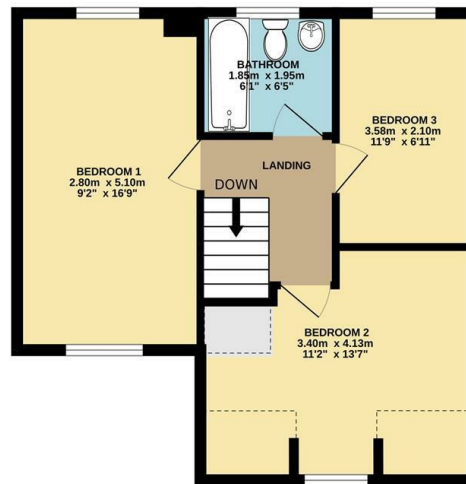




GROUND FLOOR  
43.5 sq.m. (468 sq.ft.) approx.



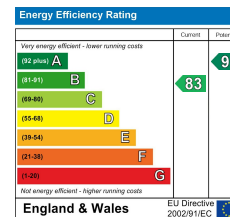
1ST FLOOR  
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 86.5 sq.m. (931 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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## BATHROOM

6'4" x 6'0" (1.95 x 1.85)

The elegantly fitted bathroom is appointed with a white panelled bath featuring a chrome overhead shower and glass screen, complemented by tiled splashbacks. The suite is completed by a pedestal wash hand basin with chrome taps and a low-level WC. Finished with wood-effect vinyl flooring, part-tiled and part-painted walls, the room also benefits from a radiator, extractor fan and an obscured uPVC double glazed window, allowing natural light while maintaining privacy.

## SUMMERHOUSE/GYM

18'0" x 14'10" (5.49 x 4.53)

The garden features a purpose-built summerhouse, finished with heavy-duty rubber flooring and equipped with aluminium folding doors, lighting, and power. It also includes a corner sink with mixer tap, making it a highly versatile space—ideal as a hobby room, home office, garden room, games room, or for a variety of other uses.

## SINGLE GARAGE

17'11" x 8'6" (5.48 x 2.60)

The property benefits from a single garage fitted with an up-and-over door, complete with lighting and power, providing a practical and secure space for vehicles, storage, or additional utility use.

## EXTERIOR

Externally, the property is equally impressive and set back from the street, enjoying an attractive front garden laid mainly to lawn alongside a driveway providing off-road parking for one vehicle, with potential to extend the driveway to accommodate additional vehicles if desired. The driveway offers direct access to the garage, enhancing both convenience and kerb appeal. To the rear, the exceptionally spacious garden is a true highlight of the home, ideal for summer entertaining and outdoor living. A generous paved patio seating area leads onto a well-maintained, fenced lawn, creating a private and versatile space perfect for relaxation, play or hosting gatherings.

## GENERAL INFORMATION

Total Floor Area 931.00 sq ft / 86.5 sq m

Council Tax Band B

EPC Rated B

Gas Central Heating - Combi Boiler - Located in the Kitchen

uPVC Double Glazing

## DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

## RESERVATION AGREEMENT MAY BE 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.

## MOTRGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

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