



**Masefield Avenue, Holmewood, Chesterfield, Derbyshire S42 5TN**

3 2 1 EPC B

**£200,000**

PINEWOOD





# Masefield Avenue Holmewood Chesterfield Derbyshire S42 5TN

**£200,000**

**3 bedrooms  
2 bathrooms  
1 receptions**

- Head of a Cul De Sac in a Quiet Location on a Popular residential Estate
  - Driveway Parking and Single Garage
  - Ground Floor WC - Ensuite Shower Room - Family Bathroom
  - Larger than Average Landscaped Fully Enclosed Garden
- Modern Kitchen Diner with UPVC Doors Leading Out to the Rear Garden
- Gas Central Heating (Combi Boiler) - UPVC Double Glazing - Council Tax Band B
- Easy Access to the M1 Motorway Junct 29 and Main Commuter Routes
  - Close to the Five Pits Trail for Walks
  - Short Walk up the Path to the Village Amenities and Bus Routes
  - Spacious Dual Aspect Lounge





## Charming Three-Bedroom Link-Detached Home – Sought-After Holmewood Location

Welcome to this well-presented three-bedroom link-detached property, perfectly positioned in the popular and family-friendly area of Holmewood. Offering a fantastic blend of space, comfort, and practicality, this home is ideally suited to growing families or those looking to upsize.

Upon entering, you're greeted by a welcoming entrance hallway, setting the tone for the rest of the home. To the left is a generously sized dual aspect lounge, ideal for relaxing or entertaining, with ample space for your preferred furniture and décor.

To the right, you'll find a bright and modern dining kitchen, thoughtfully designed with ample worktop and cupboard space. This sociable space is perfect for family meals and gatherings, enhanced by uPVC French doors that open out to a larger-than-average rear enclosed landscaped garden—ideal for children, pets, or enjoying summer evenings outdoors.

A convenient downstairs WC completes the ground floor layout.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room. The additional two bedrooms are perfect for children, guests, or a home office, each enjoying good natural light and versatile layouts. A modern family bathroom serves the remaining bedrooms.

Externally, the property boasts a private driveway and single garage, providing off-road parking and valuable storage space.

Located in a quiet residential area at the head of a cul de sac, yet within easy reach of local village amenities, schools, and major transport links (including the M1 motorway), this home offers the ideal balance of tranquillity and convenience.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

### ENTRANCE HALL/STAIRS AND LANDING

The property is entered via the hallway, which features stairs rising to the landing.

### KITCHEN DINER

14'7" x 10'4" (4.45 x 3.15)

kitchen/diner—an ideal setting for family meals and entertaining. The kitchen is well-equipped with ample storage and generous worktop space, making cooking and meal preparation both practical and enjoyable. French doors from the dining area open out onto a larger-than-average rear garden, providing a peaceful retreat with plenty of space for outdoor dining, gardening, or simply relaxing in the fresh air.

### LOUNGE

14'7" x 11'3" (4.45 x 3.44)

The property boasts a spacious lounge—an ideal space for both relaxing and entertaining guests. Its generous proportions offer plenty of room for your preferred furniture and décor, while the dual-aspect windows fill the room with natural light. Additionally, a built-in storage cupboard adds practicality without compromising on style.

### GROUND FLOOR WC

5'5" x 2'9" (1.66 x 0.84)

Conveniently located off the hallway, the downstairs WC adds an extra layer of functionality to the home's well-planned layout.

### BEDROOM ONE

15'0" x 8'1" (4.58 x 2.48)

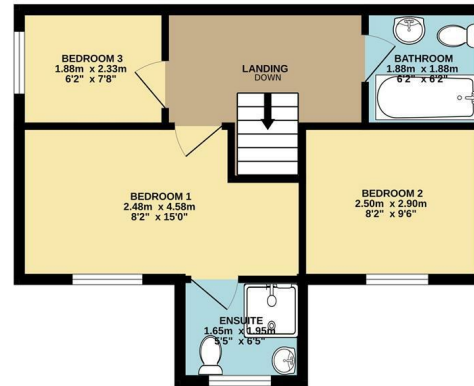
The principal double bedroom, located at the front of the property, benefits from its own en-suite bathroom.



GROUND FLOOR  
36.2 sq.m. (390 sq.ft.) approx.

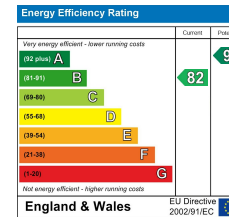


1ST FLOOR  
35.9 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA: 72.1 sq.m. (777 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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## ENSUITE SHOWER ROOM

6'4" x 5'4" (1.95 x 1.65)

The stylish en-suite shower room features a modern white suite, including a shower cubicle, low flush WC, and a pedestal hand basin.

## BEDROOM TWO

9'6" x 8'2" (2.90 x 2.50)

Bedroom Two is a generously sized double, located at the front of the property and offering a peaceful outlook.

## BEDROOM THREE

7'7" x 6'2" (2.33 x 1.88)

Bedroom Three is a well-proportioned single room located at the rear of the property, making it ideal as a child's room, guest room, or home office.

## FAMILY BATHROOM

6'2" x 6'2" (1.88 x 1.88)

The family bathroom is located on the upper floor and features a modern suite, providing comfort and convenience for everyday use.

## EXTERIOR AND GARDENS

The larger-than-average garden is fully enclosed and landscaped, featuring a patio, lawn, and additional land located behind the garage.

## SINGLE GARAGE

Externally, the property includes a garage and driveway, offering convenient off-road parking and extra storage space with lighting and power.

## GENERAL INFORMATION

TENURE - FREEHOLD

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING - COMBI BOILER

COUNCIL TAX BAND B

EPC RATED B

## 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.

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