



Masefield Avenue, Holmewood, Chesterfield, Derbyshire S42 5TN

 3

 1

 1

EPC

B

£198,000

PINEWOOD





# Masefield Avenue Holmewood Chesterfield Derbyshire S42 5TN

**£198,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- WELL PRESENTED FAMILY HOME
- POPULAR RESIDENTIAL ESTATE - CUL DE SAC LOCATION
- EASY ACCESS TO THE M1 MOTORWAY JUNC 29 AND MAIN COMMUTER ROUTES
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B
- SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS
- REAR ENCLOSED LANDSCAPED GARDEN
- MODERN WELL EQUIPPED KITCHEN DINER
- GROUND FLOOR WC AND STYLISH NEWLY FITTED SHOWER ROOM WITH BLACK FINISHINGS - 2024
- SPACIOUS LOUNGE WITH BUILT IN CUPBOARD
- CLOSE TO THE TOWNS OF CHESTERFIELD AND CLAY CROSS





## BEAUTIFULLY UPGRADED FAMILY HOME

Nestled in the charming area of Holmewood, Chesterfield, this delightful three bed detached house on Masfield Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 899 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a hallway and spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the overall sense of space and light.

The kitchen diner, is typically a focal point in homes of this nature, offering ample opportunity for culinary creativity and family gatherings with uPVC French doors leading outside enhancing the continuous flow.

Upstairs the property boasts a stylish contemporary and newly fitted shower room, catering to the needs of modern living. Two double bedrooms and a single bedroom ideal for use as a nursery, study, gym, playroom etc.

Situated in a cul de sac on a popular residential estate, this home benefits from a tranquil setting while still being conveniently located near local village amenities and main transport links. The surrounding towns of Clay Cross and Chesterfield is known for its rich history and vibrant community, providing a wonderful backdrop for your new life.

This detached house on Masfield Avenue is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this charming house your new home.

### Lounge

14'8" x 14'7" (4.46m x 4.45m)

This inviting lounge offers a spacious and comfortable setting with a large window allowing natural light to fill the room. Soft carpeting underfoot complements the neutral walls, with built in under stairs storage cupboard. The staircase is neatly integrated, and the overall atmosphere is warm and welcoming.

### Kitchen/Diner

10'2" x 14'7" (3.10m x 4.45m)

The kitchen/diner is a bright and practical space featuring modern white units with contrasting dark laminated countertops and a sleek tiled splashback. Integrated appliances include an oven and hob, with space/plumbing for a washing machine and space for a freestanding fridge/freezer. The dining area comfortably accommodates a table and chairs, with uPVC French doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow.

### WC

5'3" x 2'9" (1.60m x 0.85m)

The ground floor cloakroom is fitted with contemporary fixtures including a low flush toilet and a sleek wash basin set within a vanity unit. Tiled floor and walls add a polished finish to this practical space.

### Shower Room

6'0" x 6'5" (1.85m x 1.95m)

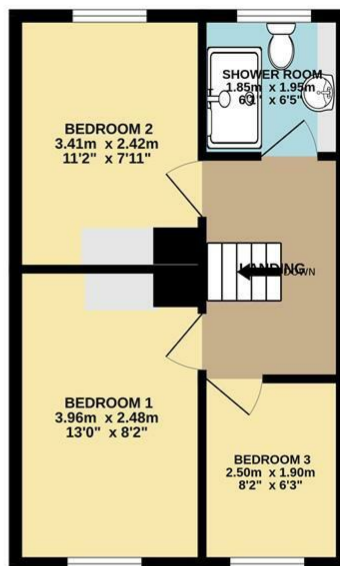
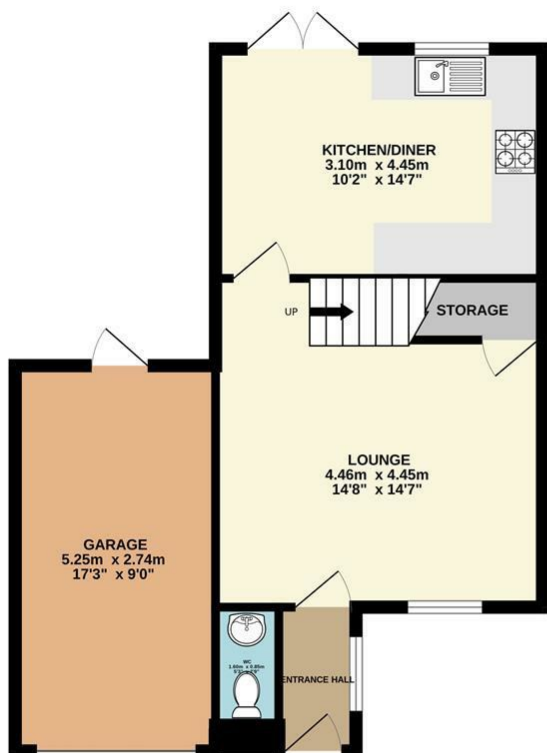
This stylish shower room fitted in 2024 features a walk-in shower with a rainfall shower head, complemented by modern grey tiling throughout. The low flush toilet and wash basin are built into a vanity unit with black countertops, giving the room a clean and contemporary look. A uPVC frosted window offers natural light and ventilation.





GROUND FLOOR  
51.2 sq.m. (551 sq.ft.) approx.

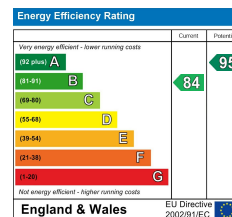
1ST FLOOR  
32.3 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA : 83.5 sq.m. (899 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.

Made with Metropix ©2025



### Bedroom 1

13'0" x 8'2" (3.96m x 2.48m)

Bedroom 1 is a bright and comfortable double room featuring a large window that fills the space with natural light. The room has soft carpeting and neutral walls. There is ample space for additional furniture and a generous built-in wardrobe area offers excellent storage.

### Bedroom 2

11'2" x 7'11" (3.41m x 2.42m)

Bedroom 2 is a cosy double room featuring a uPVC window that brightens the space. The room can accommodate bedroom furniture comfortably and benefits from neutral tones and soft carpeting, making it an inviting personal retreat.

### Bedroom 3

8'2" x 6'3" (2.50m x 1.90m)

This compact bedroom 3 is well suited as a single bedroom, dressing room or study. It includes a uPVC window for natural light and features neutral decor with carpeting for comfort.

### Landing

The landing area is a spacious, well-lit space with tasteful wall decor and carpeting. It connects the bedrooms and shower room upstairs, offering a welcoming transition between rooms with loft access.

### Rear Garden

The enclosed rear garden features a large paved patio area ideal for outdoor seating and entertaining, with a neat artificial lawn bordered by fencing providing privacy. This low-maintenance garden is perfect for relaxing or enjoying social gatherings in an open-air setting.

### Front Exterior

The front exterior of the property features a driveway leading to an integral single garage.

### General Information

Tenure - Freehold  
Council Tax Band B  
EPC Rated C  
Gas Central Heating  
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.

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

PINEWOOD

