



Offers Over £495,000 Freehold

400 WORKSOP ROAD | MASTIN MOOR | CHESTERFIELD | S43 3DJ

**BuckleyBrown**  
ESTATE AGENTS

**\*\*REDUCED FOR A LIMITED TIME ONLY\*\***

**STYLISH, MODERN AND IMPRESSIVE...**

These are just a few words that describe this stunning three bedroom detached family home with gorgeous countryside views. Situated in Mastin Moor, this charming home offers a perfect blend of modern living and spacious comfort, located within close proximity to local amenities and excellent transport links, this really is the ideal family home.

Upon entering you will be greeted by the bright and spacious hallway, which allows access into the lounge, a space that is perfect for relaxing. As you move further down the hall you'll find the entrance to the kitchen/diner which is a great area for spending time with family. From here you will find the second living room, a modern and luxurious space which is sure to impress with its bi-fold doors, log burner and velux windows! It doesn't stop there, as this home also benefits from a room that the current owners use as a games room, however, can be used flexibly to suit your families needs! Completing this floor is a handy WC.

The first floor accommodates three well proportioned and neutrally decorated bedrooms. Two of the rooms have the added luxury of built in wardrobes, providing ease for all your storage needs! To complete the upstairs is a three piece bathroom.

Heading outside you will find the external space has been kept to the same standard as inside the home. The garden offers a great sized space, offering potential for gardening, play, or simply enjoying the fresh air. To the front you will find a driveway allowing ample off street parking. To complete this home is the double length garage, equipped with lighting, plumbing and a handy WC.

With its appealing features and prime location, this property is an excellent choice for anyone looking for their next home. Don't miss the chance to make this delightful house your new home. Call us today to view!





### Entrance Hall

Spacious tiled hallway with doors providing access into;

### Lounge 11'10" x 11'11"

Laid with carpet flooring. With a window to the front elevation and a central heating radiator.

### Kitchen/Diner 12'11" x 19'3"

Complete with a matching range of cabinetry and ample worktop space. It features an inset sink and drainer, integrated oven, dishwasher and fridge/freezer. A gas hob with hood over. With space and plumbing for a washing machine. This room also offers ample space for your dining furniture. With a window to the rear elevation and access to the second reception room.

### Living Room 15'0" x 22'3"

With porcelain tiled flooring, log burner, velux windows and bi-fold doors opening onto the garden. This room also provides access into the

games room. With underfloor heating. The living room effortlessly transforms into a home cinema, complete with a built-in projector and surround sound speakers—creating the perfect space for immersive movie nights and next-level entertainment at home.

### Games Room 11'5" x 26'2"

With porcelain tiled flooring, window to the front elevation and velux windows. With underfloor heating.

### WC

Complete with a low flush WC, hand wash basin and storage cupboard under. Central heating radiator and frosted window to the side elevation.

### Landing

Surrounding doors provide access into

### Bedroom One 11'10" x 12'10"

With carpeted flooring, built in wardrobes and window to the rear elevation.



### Bedroom Two 11'10" x 11'11"

With carpeted flooring, built in wardrobes. Window to the front elevation and central heating radiator.

### Bedroom Three 6'4" x 6'11"

With carpeted flooring, window to the front elevation and central heating radiator.

### Family Bathroom 6'10" x 7'10"

Complete with a three piece suite including vanity low flush WC, hand wash basin and bath.

### Outside

To the rear is a well maintained lawned garden and hosts lots of greenery with mature apple and pear trees. Driveway to the front for ample off street parking. A double length garage, equipped with lighting and a handy WC. The garage benefits from underfloor heating and a kitchen area with an inset sink. The garage is a versatile space, enhanced by elegant patio doors that open directly onto the garden, seamlessly

blending indoor and outdoor living while offering picturesque countryside views—perfect for a home gym, studio, or garden room retreat.

### Additional information

—For added peace of mind, the property is equipped with a comprehensive security system, including full perimeter coverage—offering enhanced protection and reassurance for you and your family.

—The property benefits from a private septic tank drainage system, which significantly reduces annual water bills compared to mains drainage—an added advantage that offers ongoing savings and excellent value for prospective new owners.



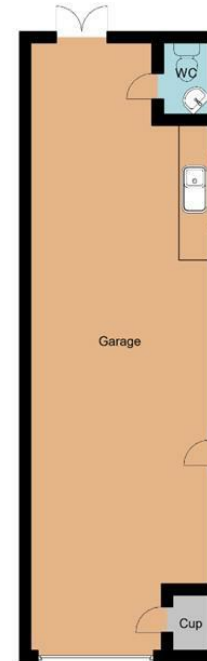
Ground Floor  
118 Sq.m/ 1270.41 Sq.ft  
Approx



First Floor  
50 Sq.m/ 540.97 Sq.ft  
Approx



49 Sq.m/ 523.34 Sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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