



£387,995 Freehold

PLOT 10, THE BLYTHE WILLOW GRANGE | MASTIN MOOR | CHESTERFIELD | S43 3LE

**BuckleyBrown**  
ESTATE AGENTS

## READY TO BE IMPRESSED?

The Blythe is a spacious and thoughtfully designed four-bedroom home, perfectly suited to modern family living with a focus on both comfort and practicality.

At the heart of the home is a light and airy open-plan kitchen and dining area, ideal for everyday living and entertaining, with French doors opening onto the rear garden to create a bright and inviting space. A versatile separate living room provides a relaxing retreat, while a useful utility room and downstairs WC add further convenience to the ground floor.

Upstairs, the generous principal bedroom benefits from an en suite shower room, creating a private and comfortable sanctuary. Three further well-proportioned bedrooms are accessed from a spacious landing, offering flexibility for growing families, guests or home working, all served by a modern family bathroom.

Completing the home is an integral garage, with an electric vehicle charging point included, ensuring The Blythe is perfectly suited to modern lifestyles with both comfort and convenience in mind.

For further information or to arrange a site visit, please contact BuckleyBrown today on 01246 605121 or visit our local branch.





### Location

Sit within Mastin Moor you will find the area offers a quiet and peaceful setting, benefiting from countryside views and local walks close by. With easy access to transport links and routes, it makes travelling to areas such as Chesterfield, Staveley and Bolsover an ease, along with commuting further afield due to its proximity to the M1. You will also find schools, shops and further amenities at hand, making every day living easy.

### Key Features

- 10 year NHBC Buildmark warranty
- Timber Frame Construction
- PV Solar Panels
- Air Source Heat Pump
- EV Car Charges

### Agent Note

The images shown are for illustrative purposes only and each home may vary.

Kitchen/Diner 16'9" x 12'7"

Reception Room 15'6" x 9'8"

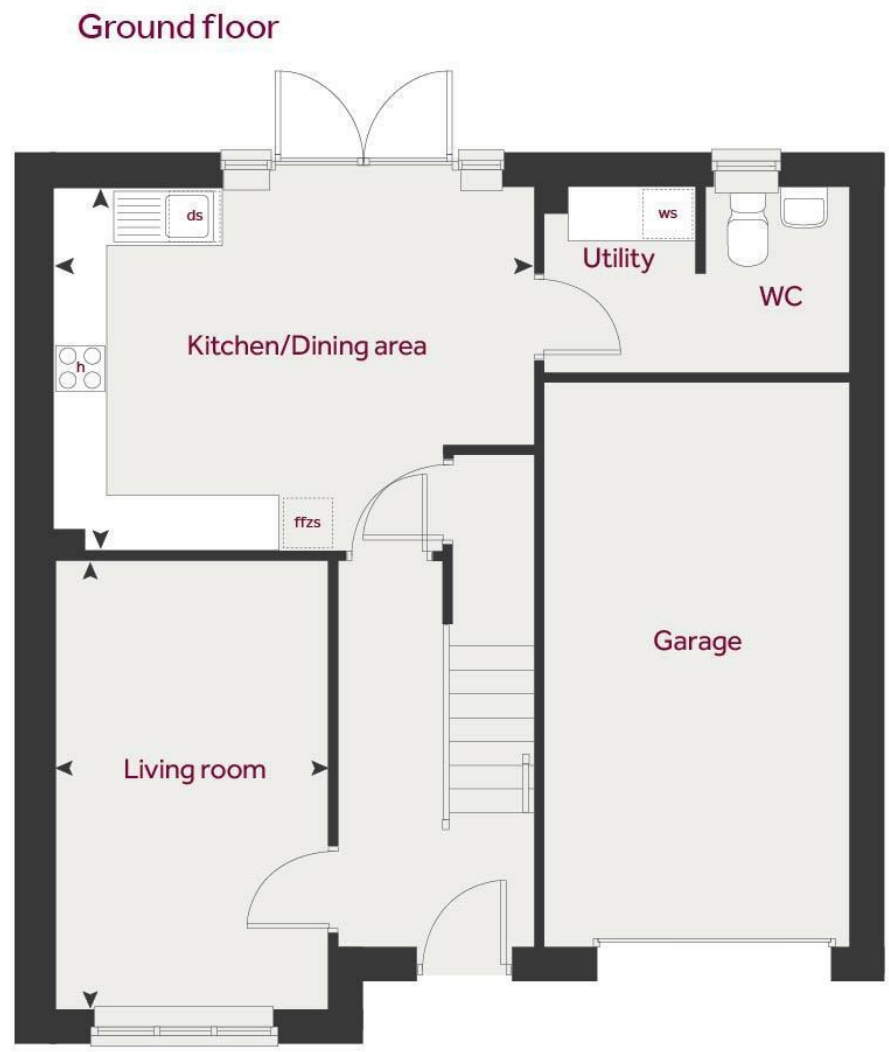
Bedroom One 13'5" x 12'7"

Bedroom Two 15'3" x 10'8"

Bedroom Three 10'9" x 9'10"

Bedroom Four 10'9" x 10'4"





**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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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## BuckleyBrown Estate Agents

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