



# 3 Rose Crescent

Mastin Moor, Chesterfield, S43 3AY

Well maintained and recently refurbished THREE BEDROOM SEMI DETACHED FAMILY HOUSE, having a cul de sac position which is situated in this very popular residential area superbly placed for local amenities, schools, bus routes and fantastic access to main commuter link M1 junction 30 and routes to Dronfield & Sheffield. Ideally suited to first time buyers and small families alike.

Internally the neutrally decorated family accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing. On the ground floor comprises of front entrance hall with recently tiled floors, family reception room, modern refurbished grey dining/kitchen with new vinyl flooring, utility space and fully tiled cloakroom / W.C. To the first floor, rear main double bedroom with built in wardrobe / drawers, second front double bedroom with built in wardrobe / drawers and versatile third bedroom with built in wardrobe / store cupboards, which could also be used for office/home working space. Luxury fully tiled 3 piece family bathroom.

To the front of the property offers low fenced boundaries, space for car standing, and steps leading to the front entrance door, and a separate side door leading into the utility.

Generous rear enclosed gardens with substantially fenced boundaries. Having a low maintenance stone patio with access to the sheltered store. A gate and steps leading down to the lower level garden, with BBQ area which would be great for social / family entertainment. Outside store and tap.





**Additional Information**  
The property is non-standard construction.  
Gas Central Heating- Ideal Combi Boiler  
uPVC double glazed windows  
New Vinyl flooring in kitchen - December 2025  
New tiled floor in entrance hall - December 2025  
Gross Internal Floor Area- 93.4Sq.m/ 1005.0Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area -Netherthorpe  
School / Springwell Community College (shared)

### Entrance Hall

10'6" x 6'2" (3.20m x 1.88m)

Front uPVC entrance door, with newly tiled  
flooring December 2025



### Refurbished Dining/Kitchen

17'3" x 11'11" (5.26m x 3.63m)

Impressive refurbished dining/kitchen, with new  
vinyl flooring (December 2025). Comprising of  
grey base and wall units with complimentary  
work surfaces, inset stainless steel sink, space  
for washing machine, fridge/freezer and electric  
cooker, with tiled splash back, blinds for windows  
and downlighting.

### Reception Room

14'9" x 12'0" (4.50m x 3.66m)

Spacious family room with laminate flooring, blinds  
and downlighting.

### Utility Area

10'2" x 3'3" (3.10m x 0.99m)

Side utility area, with access from the kitchen and  
via the front and rear of the property. Useful  
storage area with tiled flooring.

### Cloakroom/WC

4'5" x 3'7" (1.35m x 1.09m)

Fully tiled 2 piece suite, with sink set within a  
vanity unit and low level w/c.

### First Floor Landing

9'2" x 7'11" (2.79m x 2.41m)

Spacious landing with access to the loft space,  
and store cupboard. Downlighting

### Rear Double Bedroom One

13'1" x 12'2" (3.99m x 3.71m)

Main bedroom with views over the rear gardens.  
Built in wardrobe / drawers. Downlighting.



## Front Double Bedroom Two

12'0" x 11'3" (3.66m x 3.43m)

Good-sized second double bedroom, with built in wardrobe / drawers. Downlighting.

## Front Single Bedroom Three

9'8" x 7'6" (2.95m x 2.29m)

Versatile single bedroom, with built in wardrobe / store cupboard. Could be used as an office/home working / study space.

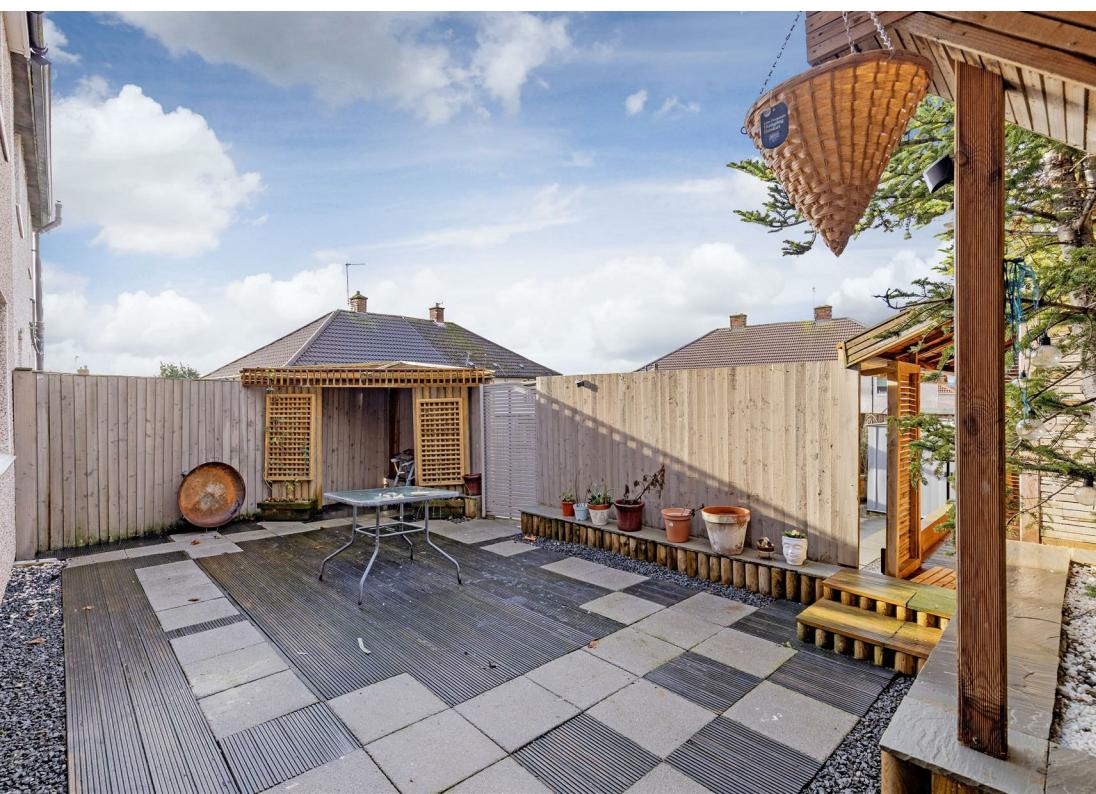
## Luxury Family Bathroom

7'9" x 5'5" (2.36m x 1.65m)

Luxury fully tiled 3 piece family bathroom comprising of a bath with overhead shower with screen, modern wall hung vanity sink unit, feature anthracite radiator, low level w/c, and downlights.

## Outside

To the front of the property offers low fenced boundaries, space for car standing, and steps leading to the front entrance door, and a separate side door leading into the utility.

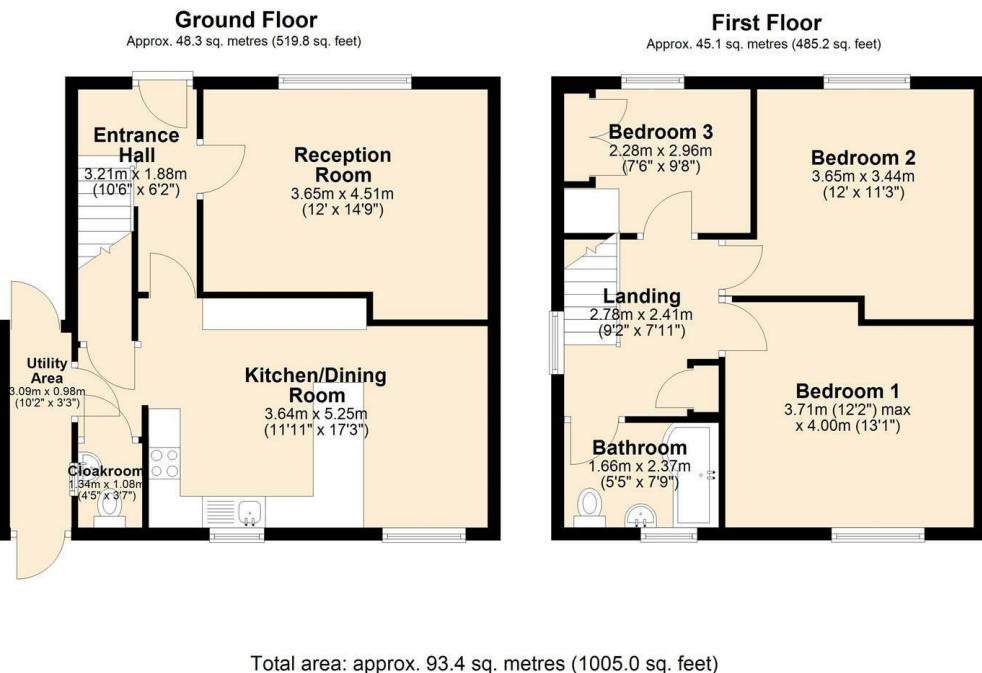


## School catchment areas

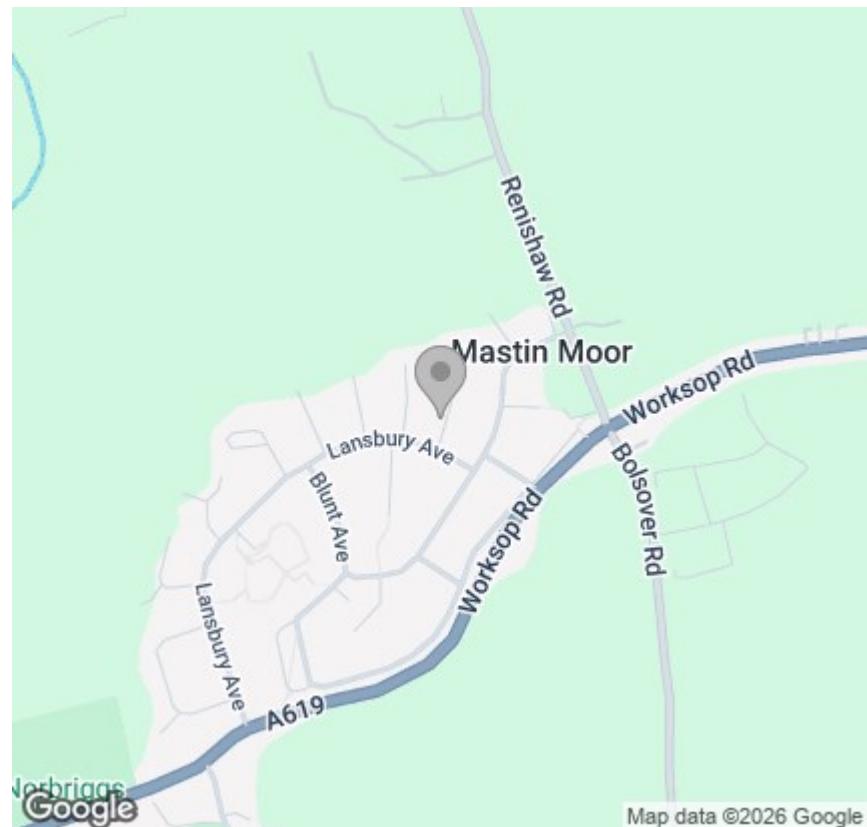
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan



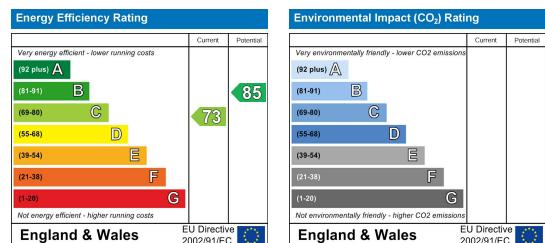
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.