



TOLLBRIDGE ROAD | | CHESTERFIELD | S43 3BL

BuckleyBrown
ESTATE AGENTS

Welcoming to the market this superb three-bedroom family home, positioned in the village of Mastin Moor and nearby to local shops, parks, schools, and excellent commuter links that make travelling a breeze! The property itself offers a spacious and well-presented internal layout that is perfect for first-time buyers or growing families, and is not one to be missed!

The ground floor welcomes you into a spacious living room, fitted with comfy carpeted flooring and allowing ample space for furnishings and homely touches. This space has been decorated in a lovely neutral colour that complements any design style, and allows you to easily add your own stamp. The kitchen is just next door and equally as impressive, boasting a great range of modern units to utilise, along with space for all essential appliances, and plenty of worktop space to enjoy practising your cooking skills! You can also gain access to the handy utility and WC from here. Completing the floor is the terrific dining room that offers lots of versatility and provides a great setting for sit down meals and gatherings.

The first floor hosts three excellent double bedrooms, all of which have been kept to a high standard and two of which benefit from their own fitted wardrobes for convenience. The master bedroom even has the advantage of its own stylish ensuite facility. What's not to love? The family bathroom can also be found just off the landing and comprises of a modern three-piece suite where you can unwind after a long day.

Heading outside, you will be impressed to find a low-maintenance rear garden where you'll love spending your spare time. There's an artificial lawn with a surrounding patio, along with a fence surround that adds a terrific degree of privacy. A great setting for enjoying alfresco dining or an evening drink with friends and family. The front of the property also benefits from a private double driveway and integral store/converted garage.





Entrance Hall

With fitted carpets, central heating radiator, stairs leading up to the first floor, and access into;

Living Room 14'9" x 16'10"

With fitted carpets, central heating radiator, and a bay window to the front elevation.

Kitchen 9'4" x 13'0"

Complete with a modern range of high-gloss wall and base units with complementary worktop over, inset sink and drainer, tiled splash backs, integrated eye-level double oven, gas hob with stainless steel extractor fan above, integrated dishwasher, central heating radiator, and window to the rear elevation. With access into;

Utility 7'11" x 9'10"

With a range of matching wall and base units with worktop over, inset sink and drainer with mixer tap, space and plumbing for both a washing machine and tumble dryer, and space for a fridge-freezer.

WC

Complete with a low flush.WC, hand wash basin, central heating radiator, and opaque window to the side elevation.

Dining Room 9'8" x 10'8"

With central heating radiator, and window to the rear elevation.

Landing

With fitted carpets and access into;

Master Bedroom 9'6" x 13'11"

With fitted carpets, fitted wardrobes,

central heating radiator, two windows to the front elevation, and access into a private ensuite facility.

En-Suite 2'8" x 7'11"

Complete with a walk-in shower cubicle, low flush WC, hand wash basin and opaque window to the side elevation.

Bedroom Two 10'0" x 13'11"

With fitted carpets, fitted wardrobes, central heating radiator, and two windows to the rear elevation.

Bedroom Three 8'6" x 11'7"

With fitted carpets, central heating radiator, and window to the front elevation.

Family Bathroom 5'1" x 7'11"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin,

chrome heated towel rail, and opaque window to the side elevation.

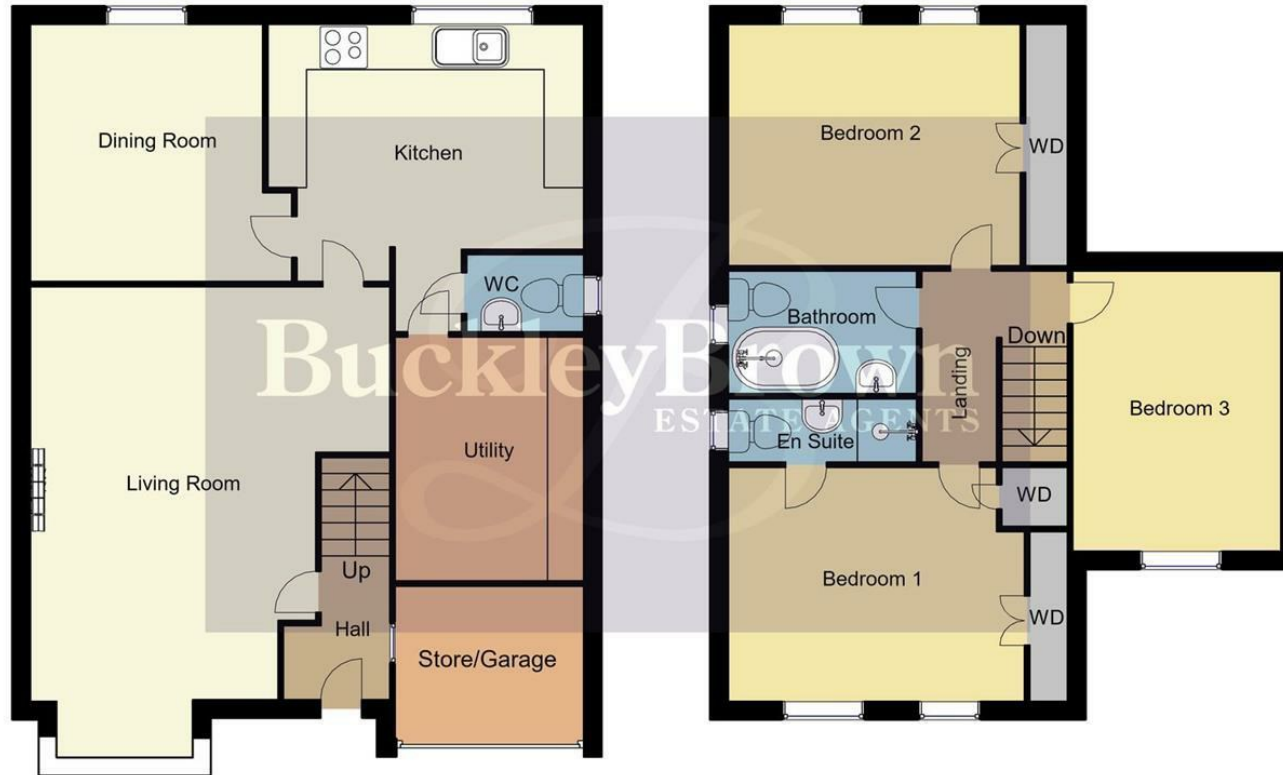
Outside

Featuring low-maintenance garden to the rear with an artificial lawn and patio, along with a surrounding fence that provides a great degree of privacy. To the front of the property is a block-paved double driveway and an integral store/converted garage (1.95 x 2.43).



Ground Floor
64 sq.m / 693.81 sq.ft
Approx.

First Floor
49 sq.m / 531.63 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. Specially 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			78
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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