



**Worksop Road, Mastin Moor CHESTERFIELD S43 3DH**

**welcome to**

**Workshop Road, Mastin Moor CHESTERFIELD**

This Two Bedroom/Attic Room Detached Bungalow can be found to the outskirts of Barlborough just half a mile from J30 of the M1 Motorway, and offers spacious accommodation over two floors with a Driveway, Garage, and Gardens to the front and rear, offering panoramic views over the countryside.



### **Entrance Hallway**

A rear facing double glazed door opens into this entrance hallway. Fitted with two central heating radiators and finished with vinyl flooring, whilst stairs rise to the attic room.

### **Lounge**

13' 6" x 9' ( 4.11m x 2.74m )

This well appointed lounge sits to the rear of the home and offers rear facing double glazed patio doors, which allows an abundance of natural light into the room, whilst the main focal point is the feature fire place which houses an electric log burner effect fire. This room is finished with a central heating radiator, and laminate flooring throughout.

### **Dining Room**

11' 7" x 8' 9" ( 3.53m x 2.67m )

Offering the perfect place for Family Dining and entertaining. This dining room offers a side facing double glazed window. The room is completed with a laminate flooring and a central heating radiator.

### **Kitchen**

Fitted with a range of gloss wall and base units with contrasting work surfaces over and an inset granite effect sink and drainer with mixer tap. Whilst an electric oven can be found to the units with an induction hob over, an integrated microwave and dishwasher are further offered, along with space for a free standing fridge freezer. This kitchen further offers wood effect laminate flooring, a double glazed window to the side elevation complete with wooden shutters, and a side double glazed composite door. Completing this kitchen is spot lighting to the ceiling.

### **Utility Room**

This utility room is a perfect addition to any home, offering wood units, and offers a stainless steel sink and drainer. This utility room offers space and plumbing for an automatic washing machine and a dryer. Completing this room is a rear facing double glazed window, tiling to the floors and a central heating radiator.

### **Bedroom One**

10' 8" x 11' 5" ( 3.25m x 3.48m )

This Master bedroom sits to the front of the property, and offers a double glazed window. Completing this bedroom is a central heating radiator, and laminate flooring is offered throughout.

### **Bedroom Two**

14' 1" x 10' 10" ( 4.29m x 3.30m )

This second bedroom, again sits to the front of the home and offers a double glazed window. The bedroom is finished with built in wardrobes, and laminate flooring throughout.

### **Bathroom**

This bathroom is fitted with a four piece suite comprising of a low flush w.c, and a vanity hand wash basin. Completing the suite is a free standing bath, and a walk in shower cubicle with an electric shower over. Completing this bathroom is part wall tiling, a vertical chrome central heating radiator, and a side facing double glazed window.

### **Loft Conversion**

12' 3" x 23' 4" ( 3.73m x 7.11m )

This loft conversion lends the potential for a third bedroom. Offering two rear facing double glazed VELUX windows. Completing this room is a storage cupboard under the eaves with a spacious storage area, and two central heating radiators.

### **Outside & Exterior**

This property stands in a great position on Worksop Road, with a spacious driveway offering parking for multiple vehicles. With borders of mature plants and bushes, the drive extends to the side of the property offering access into the home. Whilst the front gardens are completed with an electric point and gates to the side to access the rear gardens.

The enclosed gardens to the rear of the property open from the entrance hallway and the lounge to a blocked paved path. Whilst the path leads down the garden to a patio seating area, the gardens further extend to a lawned area. A shed and greenhouse can

be found to the end of the lawned area, whilst steps lead to the conservatory-style summer house with power and lighting, mature fruit trees and plants and a patio seating area offering breath taking panoramic views of the countryside.

### **Garage**

This detached garage found to the side of the property offers an electric up and over door and power and lighting. Whilst a door opens to the rear of the garage to a further store room.



**view this property online** [williamhbrown.co.uk/Property/CSF103891](http://williamhbrown.co.uk/Property/CSF103891)



welcome to

## Worksop Road, Mastin Moor CHESTERFIELD

- Council Tax Band: C
- Two Bedroom and Attic Room Detached Bungalow
- Located on the outskirts of Barlborough just half a mile from J30 of the M1 Motorway
- Lounge, Dining Room, and Kitchen
- Two Bedrooms, Attic Room lending the potential of a third bedroom and four piece suite Bathroom
- Driveway to the front offering parking for multiple vehicles and Detached Garage with an Electric Up and Over Door
- Large Rear Gardens with Far Reaching Views of the Countryside
- Early Viewing is Essential on this property to appreciate the accommodation on offer

Tenure: Freehold EPC Rating: E

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSF103891](https://www.williamhbrown.co.uk/Property/CSF103891)



Property Ref:  
CSF103891 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40  
1TP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)