







5 Woodthorpe Road

Mastin Moor • Chesterfield • S43 3BZ

£325,000

Positioned in a desirable location with excellent transport links, this charming three/four-bedroom detached home offers generous living spaces, a private garden, and ample opportunity for personalisation. With no onward chain, this property presents a fantastic opportunity for buyers seeking a home they can truly make their own. Upon entering, the welcoming porch leads into a bright hallway adorned with solid oak flooring. To the left, a versatile reception room with two windows makes an ideal study or home office. Further along, the kitchen features fitted units, a breakfast bar area, a gas hob, double oven, and a dishwasher. Through the kitchen, a rear porch provides additional storage, a downstairs WC, storage cupboard that was previously used as a utility area, and direct access to the garden. A convenient under-stairs storage cupboard offers extra space for household essentials. At the heart of the home is the spacious L-shaped lounge, which boasts a fire surround and sliding doors that open onto the garden. This room offers an inviting area for relaxation and entertaining, this room also features the original solid oak floor underneath the carpets ready to expose. Adjacent to the lounge is another reception area, also featuring sliding doors to the garden, which could serve as a fourth bedroom if desired. Upstairs, the large landing space leads to two front-facing bedrooms. The first is a generous double, while the second is a well-proportioned single bedroom with built-in wardrobes. Along the landing, additional fitted storage cupboards provide practical space solutions. To the right, the principal rear-facing bedroom benefits from two fitted wardrobe areas, fitted drawers, and a dressing table, with two separate windows that flood the room with natural light. Completing the upper floor is the spacious family bathroom, which includes a five-piece suite comprising a freestanding shower, toilet, bath, bidet, and sink. Externally, the property offers a private front garden with a lawned area and a block-paved driveway providing off-road parking. An attached garage houses the boiler, adding further convenience. Side access leads to a beautifully maintained rear garden, featuring mature shrubs, plants, and lawned areas, alongside various seating spaces ideal for outdoor enjoyment. A greenhouse offers additional appeal for gardening enthusiasts. Positioned on a north-facing plot, the garden enjoys exceptional privacy, with no overlooking properties to the rear. Additional features include double glazing throughout and a security alarm system for peace of mind. The home is situated within a well-regarded school catchment area and benefits from excellent transport links, with easy access to the M1, Chesterfield, and Sheffield. Local amenities such as Morrisons, pubs, bridle paths, and the stunning Peak District National Park are within close reach, enhancing the appeal of this wonderful property.





- Three/ Four Bedroom Detached
- Four Reception Rooms
- Generous Living Space - 1,856 SQ FT
- L-shaped lounge with Fire Surround
- Generous Principal Bedroom
- Good Transport Links & Close To Amenities

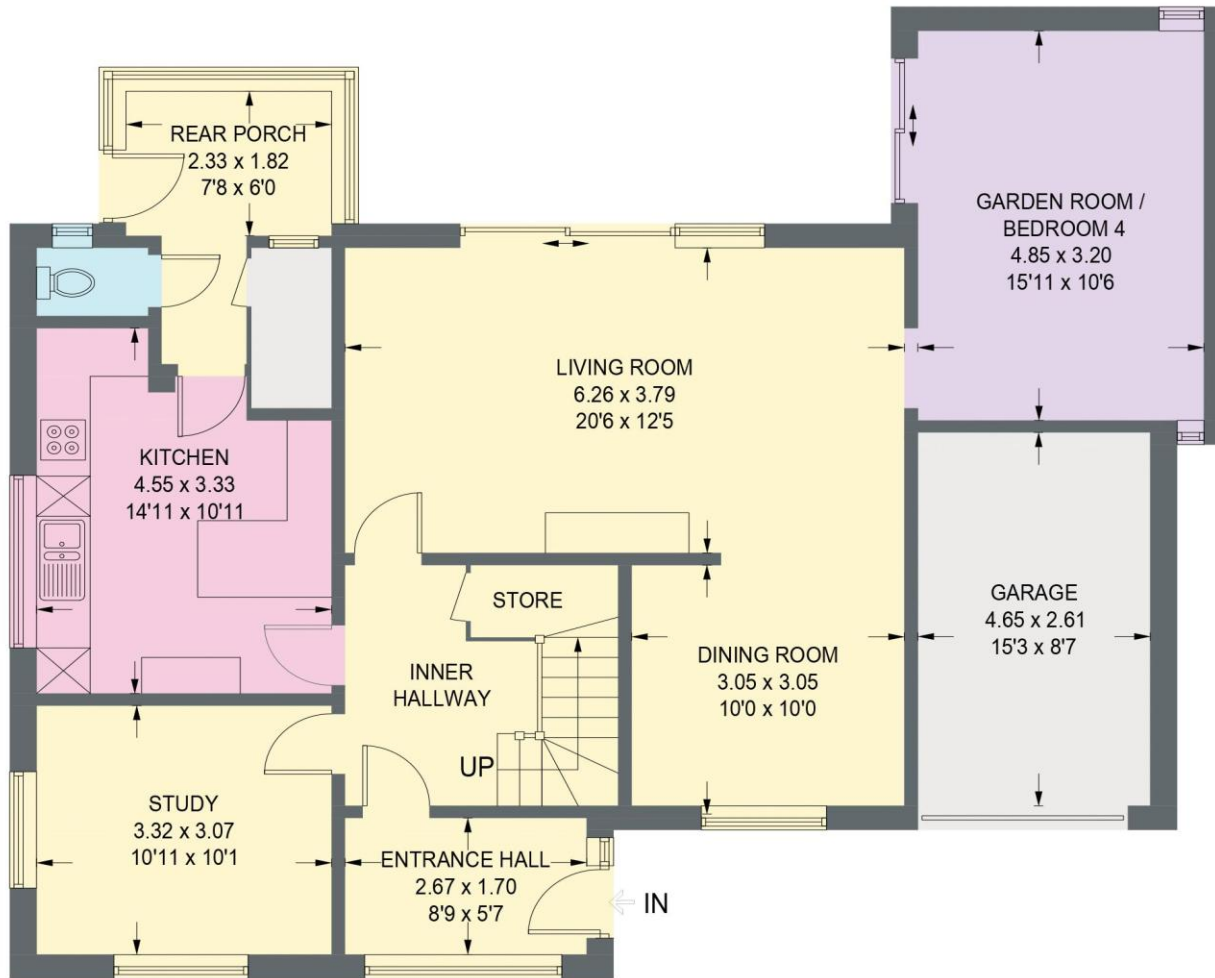
- Opportunity To Personalise
- Large Private Garden
- Off-Road Parking & Attached Garage
- EPC Rating: TBC / Tenure: Freehold / Council Tax Band: E



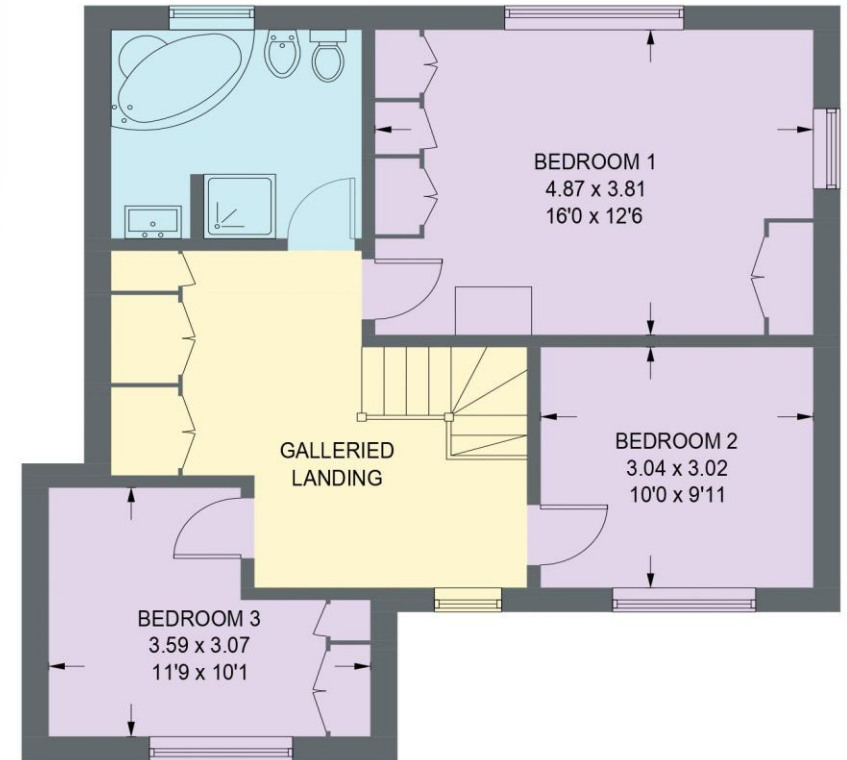


5 WOODTHORPE ROAD

APPROXIMATE GROSS INTERNAL AREA = 172.7 SQ M / 1858.7 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
111.3 SQ M / 1197.8 SQ FT



FIRST FLOOR = 61.4 SQ M / 661.0 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1201876)

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.



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