



Masefield Avenue, Holmewood, Chesterfield, Derbyshire S42 5TL

 3  1  1  B

£1,000 Per Month

PINEWOOD



**Masefield Avenue  
Holmewood  
Chesterfield  
Derbyshire  
S42 5TL**



**£1,000 Per Month**

**3 bedrooms  
1 bathrooms  
1 receptions**

- Driveway Parking for Two Cars and Single Garage
- Ground Floor W.c/Cloakroom
- Kitchen Diner with Intergrated Oven, Hob and Extractor and Washing Machine
- Spacious Lounge with Built in Store
- Modern Bathroom with White Suite and Shower Over Bath
- Gas Central Heating - Hive System - uPVC Double Glazing - Council Tax Band B
- Built in Storage to Two Largest Bedrooms
- Generous Rear Fully Enclosed Family Sized Garden with Lawn and Patio
- Well Presented Family Home
- Easy Access to the M1 Motorway Junct 29 and Main Commuter/Bus Routes

Located on this popular residential estate in Holmewood, Chesterfield, Derbyshire, this delightful link-detached house is a gem waiting to be discovered.

Upon entering, you are greeted by a cosy reception room with built in under stairs store, perfect for relaxing with family or entertaining guests. The property boasts three bedrooms, offering ample space for a growing family or those in need of a home office.

The house features a modern bathroom, ensuring convenience for all residents. Additionally, the ground floor W.C./cloakroom adds a touch of luxury to this lovely abode.

One of the highlights of this property is the stylish kitchen diner, complete with appliances. Whether you are a culinary enthusiast or enjoy hosting dinner parties, this space is sure to impress., with doors leading out to the rear garden.

For those who appreciate outdoor living, the generous rear family-sized fully enclosed garden provides the ideal setting for al fresco dining, children's playtime, or simply unwinding amidst nature.

Parking is a breeze with a single garage and driveway parking for two cars, making trips to the nearby M1 Motorway convenient and stress-free. Close to the towns of Clay Cross and Chesterfield too! uPVC Double Glazing and Gas Central Heating (Hive System)

**\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\***

### **DISCLAIMER**

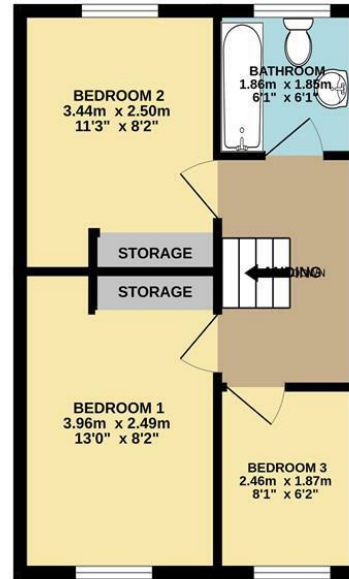
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GROUND FLOOR  
51.4 sq.m. (553 sq.ft.) approx.



1ST FLOOR  
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (904 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		94	(82 plus) A
(81-91) B			(81-91) B
(69-80) C	81		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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