

PINEWOOD



Masefield Avenue, Holmewood, Chesterfield,
Derbyshire S42 5TN

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£165,000



RECENTLY RENOVATED & READY TO MOVE STRAIGHT IN... Welcome to this **THREE BEDROOM** semi-detached house located on Masefield Avenue in Holmewood, Chesterfield. Close to Junction 29 of the M1 and with easy access to Chesterfield town centre, this property is situated in a convenient location with many local shops and amenities within close proximity.

Situated on a large corner plot, this property offers ample outdoor space with off road parking and the potential to increase the driveway, add a garage or extend (stpp) . Recently renovated throughout to a high standard, this house exudes a fresh and modern feel. The new carpets add a touch of luxury, and the neutral decor allows you to put your own stamp on the property.

This property boasts a spacious layout with a good size front facing lounge, perfect for relaxing after a long day. To the rear is an ample size brand new kitchen diner with breakfast bar and space for a dining table. With modern high gloss units, an integrated electric oven, hob and extractor and space for a free standing fridge freezer and washing machine. A rear facing uPVC door leads out to the rear garden.

The first floor comprises of two good size double bedrooms and a single bedroom, perfect for a growing family or those in need of a home office. There is a newly fitted bathroom comprising of a white suite with a shower over bath, pedestal sink and low flush WC.

Outside the property benefits from a driveway for two cars and garden to the front. To the rear is a generous enclosed garden with a patio and area laid to lawn with plenty of scope to develop. There is the added bonus of an outbuilding for additional storage. uPVC Double Glazing and Gas Central Heating

Don't miss out on the opportunity to make this lovely house your new home.

VIDEO TOUR AVAILABLE - Take a look around

- **THREE BEDROOM SEMI DETACHED HOUSE - PERFECT FAMILY HOME**
- **IDEAL FOR INVESTORS or FIRST TIME BUYERS**
- **OFF ROAD PARKING WITH ROOM/POTENTIAL FOR A GARAGE OR EXTENDING TO THE SIDE**
- **COUNCIL TAX BAND A**
- **IDEALLY LOCATED IN CLOSE PROXIMITY TO THE M1 MOTORWAY JUNCTION 29**
- **RECENTLY FULLY RENOVATED THROUGHOUT-NEW CARPETS/DECOR & INTERNAL DOORS**
- **NO CHAIN**
- **NEW FITTED KITCHEN & NEW FITTED BATHROOM**
- **uPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- **CLOSE TO ALL THE VILLAGE AMENITIES, MAIN COMMUTER AND BUS ROUTES**

ENTRANCE HALL/STAIRS AND LANDING

The property is entered through a uPVC door, into an hallway with staircase to the first floor. There is an under stairs store cupboard housing the gas and electric meters. With white painted decor, new grey carpet and a central heating radiator. The stairs and landing have white painted decor and new grey carpet. There is a uPVC double glazed window at the top of the stairs, which overlooks the side of the property.

LOUNGE

12'0" x 12'9" (3.66 x 3.89)

A front facing lounge with triple uPVC windows, which overlook the front garden. With white painted decor, new grey carpet and a central heating radiator.

KITCHEN DINER

8'6" x 19'0" (2.60 x 5.80)

This modern and bright Kitchen Diner offers fitted high gloss wall and base units with soft close drawers and a contrasting laminate worktop. A one and half sink and drainer with chrome mixer tap, an electric oven, electric hob and extractor, space for a free standing fridge freezer and space with plumbing for a washing machine. There is a small breakfast bar and space for a dining table. White painted decor, wood effect flooring, a central heating radiator and inset spot lights. There is a uPVC double glazed window overlooking the rear garden along with a recently added full length window and separate uPVC door leading out to the patio and rear garden.

BEDROOM ONE

11'8" x 10'11" narrowing to 10'6" (3.56 x 3.34 narrowing to 3.22)

A good sized front facing bedroom with white painted decor, new grey carpet, uPVC double glazed window and a central heating radiator. There is a small store cupboard, which also houses a Baxi combi boiler.

BEDROOM TWO

9'1" x 13'1" narrowing to 10'6" (2.78 x 3.99 narrowing to 3.22)

A rear facing double bedroom with white painted decor, new grey carpet, uPVC double glazed window and a central heating radiator.

BEDROOM THREE

8'7" x 8'0" (2.64 x 2.46)

A front facing single bedroom with white painted decor, new grey carpet, uPVC double glazed window and a central heating radiator.

BATHROOM

5'5" x 8'3" (1.66 x 2.54)

The newly fitted bathroom has a white suite comprising of a panelled bath with mixer shower over, a pedestal sink with chrome mixer tap and a low flush WC. With white painted decor and mermaid boards around the bath/shower area, lino flooring, dual aspect uPVC double glazed windows with obscured glazing and a white heated towel rail.

OUTSIDE

Set on a generous corner plot with a driveway to the side of the



property and potential to make additional driveway parking or for a garage to be erected.

To the front of the property, there is an gated enclosed garden with a path leading down to the front door and also access to a side gate leading to the rear.

To the rear of the property is an enclosed rear garden with fencing to both sides and a hedge border at the bottom. There is a patio/seating area and a step up to the lawn. The property also benefits from a brick built store.

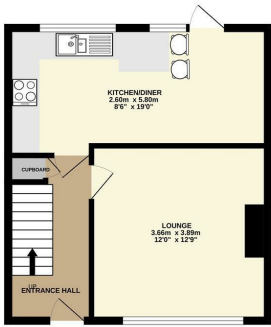
GENERAL INFORMATION

Tenure: Freehold
 uPVC Double Glazing
 Gas Central Heating
 Council Tax Band A
 EPC Rating D

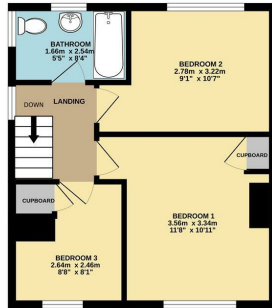
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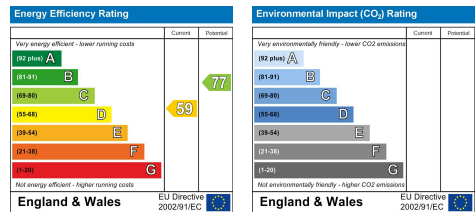
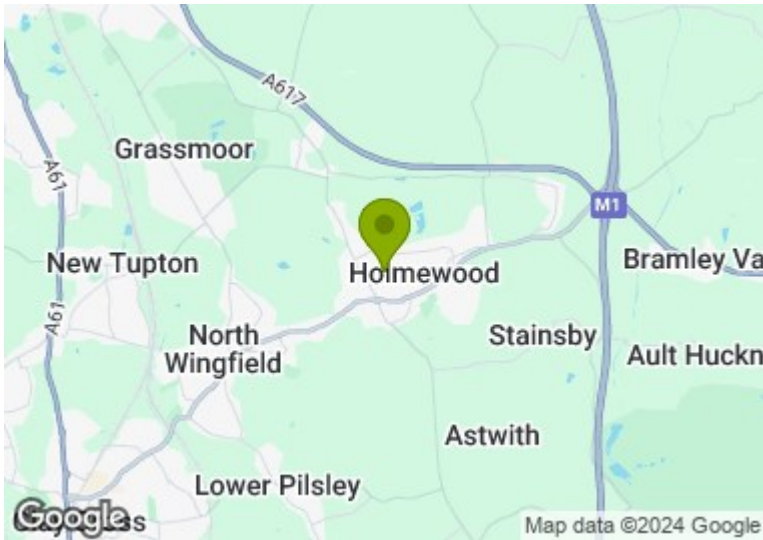
GROUND FLOOR
36.4 sq.m. (392 sq ft.) approx.



1ST FLOOR
36.8 sq.m. (396 sq ft.) approx.



TOTAL FLOOR AREA: 73.2 sq.m. (788 sq ft.) approx.
 Whilst every effort has been made to ensure the accuracy of the foregoing contained herein, measurements of areas, volumes, costs and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The actual layout and dimensions shown here are not intended and no guarantee as to their accuracy or efficiency can be given.
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DISCLAIMER

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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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 will be no delay in agreeing the sale.

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