



Moonstone Way, Hasland, Chesterfield, Derbyshire S41 0GH

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£290,000





# Moonstone Way Hasland Chesterfield Derbyshire S41 0GH

**£290,000**

**3 bedrooms  
2 bathrooms  
2 receptions**

- Driveway Parking for Two Cars
- Family Bathroom with White Suite, Shower Over Bath
- Bedroom One with En Suite Shower Room
- Utility Room With Storage Cupboard
- Living Room Overlooking Green Space and Inglenook Fireplace
- Stunning Cappuchino Gloss Kitchen Diner with Integrated High Level Oven, Hob and Extractor, Breakfast Bar Seating
  - Ground Floor WC
- Two Double Bedrooms and One Single Bedroom
- Popular Residential Estate - Easy Access to the M1 Motorway Junct 29
- Short Drive Into the Town of Chesterfield, Close To All The Village Amenities







NO CHAIN - APPROX. 8 YEARS BUILDERS WARRANTY REMAINING....This beautifully presented Hatfield Corner-style three-bedroom home offers modern living at its finest, situated in a sought-after residential development. The property features a stylish open-plan cappuccino gloss kitchen/diner with an integrated high-level oven, hob, extractor, and a breakfast bar, complemented by French doors that open onto the garden.

The ground floor also boasts a bright front-aspect living room overlooking green space, complete with a charming inglenook fireplace, a separate utility room with additional storage cupboard, a convenient WC and a handy under-stairs cupboard.

Upstairs, the principal bedroom benefits from an en suite shower room, while two further bedrooms – one double and one single – are served by a modern family bathroom with a white suite and shower over the bath. Externally the property offers a private driveway with parking for two cars to the side and a delightful rear enclosed landscaped garden with lawn and patio.

Located within easy reach of the M1 (Junction 29), the property provides convenient access to Chesterfield town centre, Clay Cross and is close to the local village amenities. This Hatfield Corner home is ideal for families or professionals seeking stylish and practical living.

#### ENTRANCE HALL/STAIRS AND LANDING

The entrance hall features laminated tiled-effect flooring, painted décor, a built-in storage cupboard, a radiator, a uPVC window, and a composite entrance door. There is convenient access to the WC, stairs rise to the landing, which includes loft access, a built-in storage cupboard, painted décor and carpeted flooring.

#### KITCHEN DINER

17'11" x 9'2" (5.48 x 2.81)

The kitchen diner is a versatile and stylish space featuring painted décor, a radiator, and a uPVC window alongside uPVC French doors that open onto the rear garden. There is ample room for a dining table, complemented by a laminated worktop, a tiled sill, and a good range of grey soft-close wall and base units with drawers. The kitchen is equipped with a 4-ring gas hob, an extractor fan, an integrated oven, a fridge, a freezer, and a 1.5 bowl sink with a mixer tap. A breakfast bar adds both functionality and a casual dining option, making this a perfect space for modern family living.

#### UTILITY ROOM

6'2" x 5'4" (1.90 x 1.64)

The utility room features laminated tiled-effect flooring, painted décor, a radiator, a built-in storage cupboard, and a laminated worktop with space/plumbing for a washing machine and tumble dryer. A uPVC door provides convenient access to the exterior.

#### LOUNGE

12'4" x 12'1" (3.76 x 3.70)

The lounge enjoys views over green spaces and features a charming inglenook fireplace, carpeted flooring, painted décor, a radiator, and a uPVC window that fills the space with natural light.

#### GROUND FLOOR WC

5'4" x 3'0" (1.64 x 0.92)

The ground floor WC features a white low-flush toilet and a corner pedestal hand basin with a chrome mixer tap. It is finished with tiled surrounds, painted décor, a radiator, and laminated tiled-effect flooring.

#### BEDROOM ONE

12'10" x 10'9" (3.92 x 3.28)

Bedroom one is a spacious double room with a front aspect, featuring carpeted flooring, a radiator, and a uPVC window offering delightful views over green space.

#### ENSUITE SHOWER ROOM

5'11" x 5'10" (1.82 x 1.80)

The ensuite is well-appointed with vinyl flooring, a radiator, and painted décor. It includes a low-flush WC, a pedestal hand basin with a chrome mixer tap, and a shower enclosure with a chrome shower. The walls are part-tiled and part-painted, complemented by a uPVC frosted window for privacy and an extractor fan for ventilation.

#### BEDROOM TWO

9'5" x 9'3" (2.89 x 2.82)

Bedroom two is a spacious double room with a rear aspect, featuring carpeted flooring, a radiator, and a uPVC window with views over the garden and green space beyond.

#### BEDROOM THREE

9'5" x 8'5" (2.89 x 2.59)

Bedroom three is a double room with a rear aspect, featuring carpeted flooring, a radiator, and a uPVC window also with views over the garden and green space beyond.

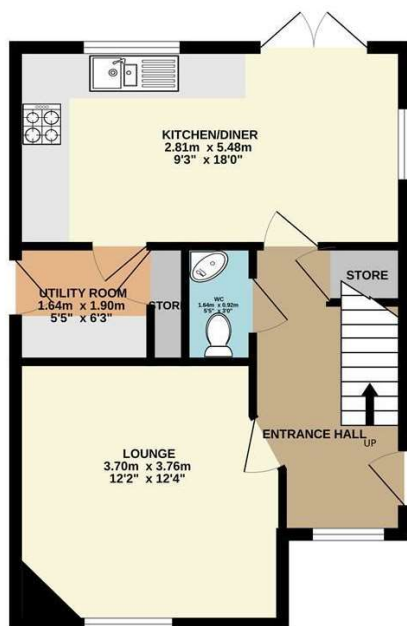
#### BATHROOM

6'9" x 5'5" (2.06 x 1.67)

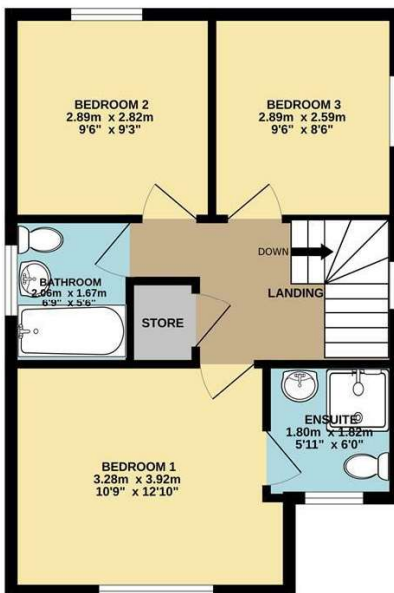
The bathroom is fitted with a modern white suite, including a low-flush WC, a bath with a glass screen and shower over, and a pedestal hand basin with a chrome mixer tap. It features part-tiled and part-painted décor, a radiator, an extractor fan, a uPVC frosted window for privacy, and durable vinyl flooring.



GROUND FLOOR  
42.1 sq.m. (453 sq.ft.) approx.

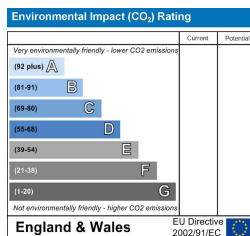
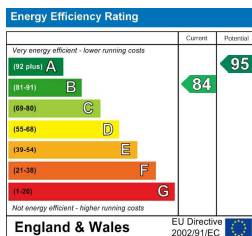


1ST FLOOR  
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA : 84.3 sq.m. (907 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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## OUTSIDE

The rear garden is fully enclosed and beautifully landscaped, featuring a well-maintained lawn and a spacious patio area, perfect for outdoor entertaining and relaxation. To the side is a driveway for two cars.

## GENERAL INFORMATION

Total Floor Area: 907.00 sq ft / 84.3 sq m  
Gas Central Heating (Combi Boiler)  
uPVC Double Glazing  
Council Tax Band B  
EPC rated C  
Tenure: Freehold  
Loft: Fully Boarded

## RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

## DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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