

Marketing Preview



28 Cranleigh Road, Mastin Moor, Chesterfield, S43 3BH

£385,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



WOW!! A viewing is a must on this stunning throughout executive large style four double bedroom family home! Benefitting from high quality finishings and open plan ground floor with snug. Master bedroom with ensuite, downstairs WC and utility room. Also offering ample off road parking, integrated garage and landscaped maintenance free garden. Positioned overlooking the countryside, close to great amenities and good road links to the M1 Motorway.

SUMMARY

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HALLWAY

A welcoming and spacious hallway with neutral decor and Amtico flooring. Two ceiling lights, radiator and stair rise to first floor landing. Opening to kitchen and door to snug.

SNUG 10'2" x 14'0"

Great extra living space with Amtico flooring and part painted walls. Ceiling light, radiator and window to the front.

KITCHEN 13'5" x 16'6"

A stunning open plan space fitted with ample shaker style two tine wall and base units, granite worktops and tiled splash backs. Two single Neff ovens, hob and extractor fan. One and a half sink with drainer and integrated fridge/freezer and dishwasher. Ceiling light, radiator and double doors to the rear. Continued flooring, doors to utility room and under stairs storage cupboard. Opening to lounge.

LOUNGE 16'10" x 11'5"

A spacious and airy lounge with feature painted wall and continued flooring. Two ceiling lights, radiator and bi folding to the rear.

UTILITY ROOM 4'5" x 6'7"

With worktops, under counter space for washing machine. Spot lighting, continued flooring and doors to WC and garage.

DOWNSTAIRS WC 5'3" x 5'9"

Comprising of floating wash basin and back to the wall WC. Spot lighting, radiator and obscure glass window. Fully tiled walls and Amtico flooring.

STAIRS/LANDING

A carpet stair rise to first floor landing with two ceiling lights, radiator and window over stairs. Doors to four bedrooms, bathroom and double store cupboard.

MASTER BEDROOM 10'11" x 12'2"

A larger double bedroom with white walls, carpet flooring and fitted wardrobe. Ceiling light, radiator and window with countryside views. Door to ensuite.

ENSUITE 7'8" x 4'7"

Comprising of walk in shower cubicle, floating wash basin and back to the wall WC. Spot lighting, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

BEDROOM TWO 14'5" x 9'0"

A second good double bedroom with feature painted wall and carpet flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 9'11" x 9'3"

A bright double bedroom with feature wall, carpet flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

BEDROOM FOUR 12'4" x 9'0"

A fourth double bedroom with carpet flooring and feature decor to two walls. Ceiling light, radiator and window to the rear.

BATHROOM 6'10" x 5'6"

A stylish bathroom comprising of bath with waterfall shower, floating wash basin and back to the wall WC. Spot lighting, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

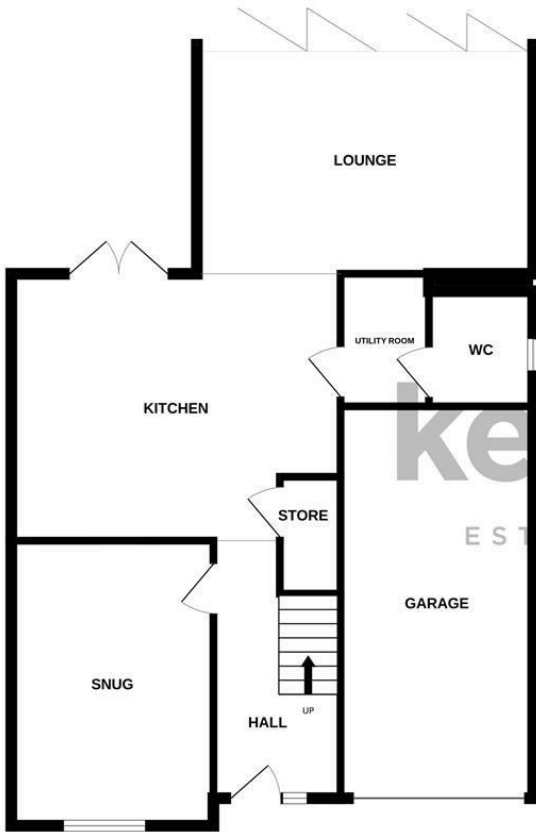
To the front of the property is a double driveway, feature slate area and Access to the garage with electric roller door, hot and cold water tap and housing boiler.

To the rear of the property is a landscaped enclosed maintenance free garden with stone patio, artificial grass and shed.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D

GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 sq.m.) 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

