



16 Saddletree View, Mastin Moor, Chesterfield, S43 3FB  
£220,000



W T Parker are excited to bring to the market this beautifully presented charming home located in Mastin Moor, Chesterfield.

The property is detached and briefly comprises of three double bedrooms, En-suite to Master Bedroom, Bathroom, Living Room, Kitchen Diner, Conservatory and Porch. It also boasts a large rear garden, Garage and driveway and excellent transport links.

If you would like to arrange a viewing of the property then please don't hesitate to contact our office on 01246 232156.

Call now to view 01246 232156



## GROUND FLOOR

### Entrance Hall

5'8" x 3'4" (1.73 x 1.02)

A welcoming space which has carpeted flooring, uPVC front door and access through to the Living Room.

### Living Room

15'8" x 11'0" (4.80 x 3.37)

A spacious Living Room located to the front of the property. It has carpeted flooring, radiator and double glazed window. Access is also given to the Kitchen Diner and Hall.

### Kitchen Diner

11'0" x 12'11" (3.36 x 3.94)

The Kitchen Diner is located to the rear of the property. It has tile effect vinyl flooring, radiator, double glazed window and double glazed French Doors leading out to the Conservatory. The Kitchen also has ample wall and base units incorporating a spacious worktop with electric oven, electric hob, sink and drainer with mixer tap undercounter space for a washing machine and Dishwasher.

### Conservatory

9'1" x 11'2" (2.78 x 3.41)

The Conservatory has wood effect laminate flooring, radiator and double glazed French Doors leading out to the rear garden.

### W.C.

5'4" x 2'9" (1.65 x 0.85)

Located underneath the stairs and boasts a low flush WC and pedestal wash basin. There is a double glazed window with obscured glass also.

## FIRST FLOOR

### Landing

This is carpeted and has a double glazed window and provides access to the three double bedrooms and the bathroom.

### Bedroom One

13'4" x 9'1" (4.08 x 2.77)

The Main Bedroom is located to the front of the property and has carpeted flooring, radiator and double glazed window. It also boasts it's own En-Suite.

### En-Suite

4'10" x 7'5" (1.48 x 2.27)

With wood effect laminate flooring, radiator and double glazed window with obscured glass. There is a low flush WC, pedestal wash basin and shower cubicle.

### Bedroom Two

13'5" x 9'1" (4.09 x 2.77)

A spacious double bedroom also located to the front of the property which has carpeted flooring, and double glazed window with radiator below.

### Bathroom

8'2" x 5'4" (2.49 x 1.64)

The Bathroom is a good size and is located to the rear of the property. It has vinyl flooring, part tiled walls, radiator and double glazed window with obscured glass. There is a low flush WC, pedestal wash basin and bath tub.

### Bedroom Three

11'4" x 7'6" (3.46 x 2.29)

The final double bedroom is located to the rear of the property. It has carpeted flooring, and a double glazed window with radiator below.

## EXTERNAL

### Front Garden

The front of the property is very well presented and boasts a driveway which can accommodate 2 vehicles and also provides access to the garage. Access to the rear garden can also be found down the side of the property.

### Rear Garden

A generous rear garden is available with patio area leading to a lower level of grassed area. The garden is fully enclosed and provides excellent views.

EPC Rating - D

Council tax Band - C

## IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

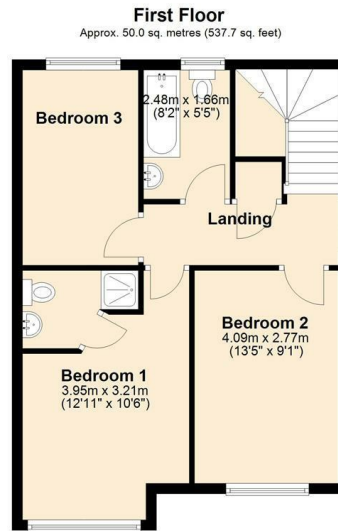
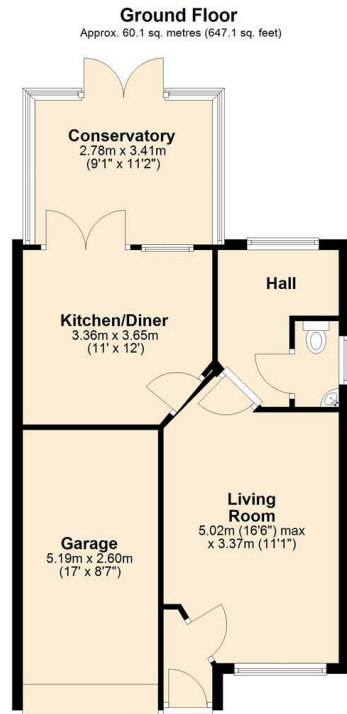
5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 110.1 sq. metres (1184.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC



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