

PINEWOOD



Saddletree View, Mastin Moor, Chesterfield, Derbyshire S43 3FB

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£195,000



Nestled in the charming area of Saddletree View, Mastin Moor, Chesterfield, this delightful detached house is a true gem waiting to be discovered. Boasting a spacious 897 sq ft, this property offers a perfect blend of comfort and style.

As you step inside, you are greeted by a warm and inviting reception room, ideal for relaxing or entertaining guests. With three cosy bedrooms, there is ample space for the whole family.

The property features a kitchen/diner that is a focal point of the house, providing a lovely space to cook and enjoy meals, a well-maintained bathroom, ensuring convenience and functionality for your daily routines.

The one of the standout features of this property is the uPVC triple glazing, offering not only aesthetic appeal but also energy efficiency. The gardens at the front and rear of the house provide a tranquil outdoor retreat, perfect for enjoying a cup of tea on a sunny day.

Parking will never be an issue with a driveway and garage for added convenience.

Don't miss the opportunity to make this charming detached house your new home.
PLEASE CALL PINWOOD PROPERTIES ON 01246 810519

- THREE BEDROOM DETACHED
- FITTED WARDROBES
- uPVC TRIPLE GLAZING
- GROUND FLOOR WC
- FREEHOLD

- KITCHEN / DINER
- GARDEN FRONT AND REAR
- GAS CENTRAL HEATING
- DRIVEWAY & GARAGE
- COUNCIL TAX BAND B

Entrance Hallway

With a composite front door with bevelled glass, a central heating radiator and laminate flooring.

Lounge

Having a triple glazed uPVC window to the front aspect and a central heating radiator. The laminate flooring follows through from the entrance hall and finished with a modern decoration.

Downstairs WC

Having a uPVC window with opaque glass, low flush WC, a suspended wash basin, a central heating radiator and finished with a vinyl flooring.

Kitchen / Diner

On entry you will see double doors that open to the rear garden, a very practical kitchen with a good selection of base and wall cabinets finished with a modern flat door and drawer front with a bar handle opener, having an integrated sink and drainer with tap and a flexible hose, oven, hob and extractor, space for an under counter washing machine and enough room at the end of the units for a fridge freezer. The kitchen has a uPVC window looking out to the garden. The dining area has room for a table and chairs along with a central heating radiator and finished with a Karndean floor.

Bathroom

A three piece bathroom with a bath tub with electric shower over, pedestal wash basin, low flush WC, a central heating radiator and vinyl flooring.

Bedroom One

Having a uPVC window to the front aspect, a central heating radiator, fitted carpet and the benefit of fitted wardrobes.

Bedroom Two

Having a uPVC window to the rear aspect, central heating radiator, fitted carpet and fitted wardrobes.

Bedroom Three

A single bedroom to the rear aspect currently used as a home office with uPVC window, central heating radiator and fitted carpet.

Garage

With a roller door to the front and a door the the rear, having eves storage and is currently being used as a home gym.

Outside

Sitting proud, there is a drive to the front aspect approaching a garage, a wall giving privacy and a low maintenance garden. The rear aspect has patio stone on exit from the kitchen, steps up to a further patio seating area and then through a dwarf wall to a lawn.

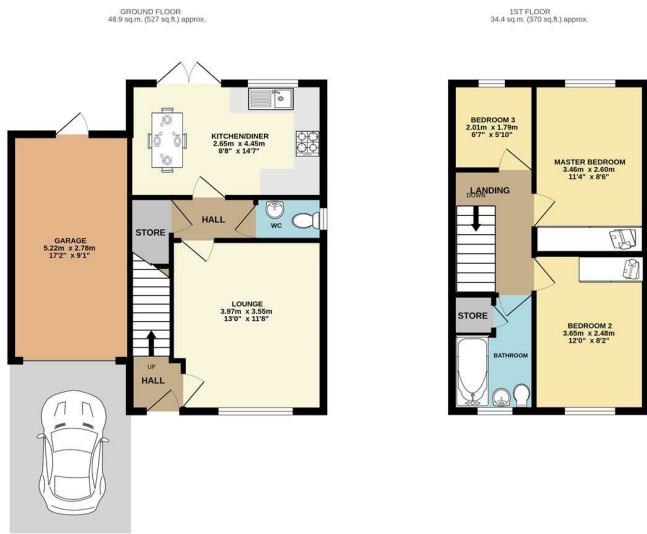
General Information

Tenure: FREEHOLD
Energy Performance Rating: C
Council Tax Band- B
Gas Central Heating
uPVC Triple Glazing

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.





TOTAL FLOOR AREA: 83.3 sq.m (897 sq.ft) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, beams and any other items are approximate and not intended to be used for any purpose other than a guide only. The floor plan and drawings are for information only and do not constitute a contract. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency. See the agent's report for more details.
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DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85 71
(81-91) B			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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