



haus
For Sale
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81 Masefield Avenue

Holmewood • Chesterfield • S42 5TN

£190,000

Situated within the popular residential area of Holmewood, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, couples and young families alike. The property is conveniently positioned close to a range of local amenities, with additional shopping, leisure and everyday facilities available in nearby Clay Cross and Chesterfield. For those who enjoy the outdoors, the Five Pits Trail and the historic Hardwick Hall are both within easy reach, while commuters benefit from excellent access to the M1 motorway and nearby rail links. A selection of well-regarded schools can also be found close by. The accommodation begins with a welcoming entrance hallway, complete with staircase rising to the first floor. Positioned to the front of the property is a generously proportioned living room, enjoying a pleasant front-facing aspect and benefitting from a useful built-in storage area. This inviting space provides the perfect setting for relaxing and everyday family living. Leading through from the living room is the spacious kitchen diner, fitted with a modern range of units arranged in a practical U-shaped layout. The kitchen incorporates integrated appliances alongside space for additional freestanding appliances, while the dining area offers room for a table, creating an ideal space for both family meals and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flow through the room. The kitchen also provides access to a convenient ground floor WC. To the first floor are three well-proportioned bedrooms and the family bathroom. The principal bedroom is a spacious double room positioned to the front of the property. Bedroom two is another generous double bedroom, benefitting from dual-aspect windows and enjoying views to both the front and rear. Bedroom three overlooks the rear garden and is a well-sized single room, ideal as a child's bedroom, nursery, guest room or home office. Completing the accommodation is the modern family bathroom, fitted with a part-tiled three-piece suite comprising a bath with shower over, wash hand basin and WC. Externally, the property enjoys a larger-than-average rear garden, providing excellent outdoor space for families and entertaining. An attractive L-shaped patio offers ample room for outdoor seating and dining, while the enclosed lawned garden has been designed with ease of maintenance in mind. To the front of the property is a small lawned garden, together with a driveway providing off-road parking and access to the attached single garage. The garage can also be conveniently accessed directly from the rear garden.





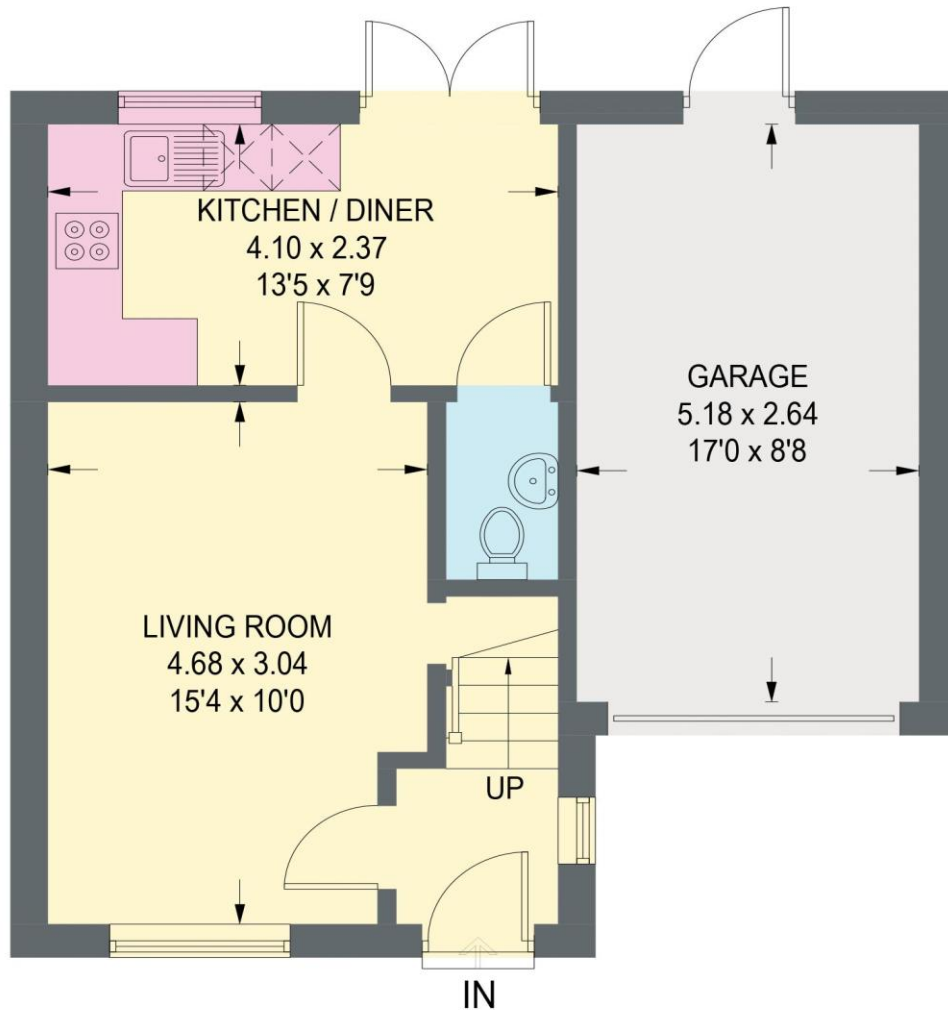
- Three Bedroom Semi Detached House
- Ideal for First Time Buyers
- Spacious Living Room w/ Storage Area
- Modern U Shaped Kitchen Diner
- Ground Floor WC

- Two Double Bedrooms & Single Bedroom
- Modern Three Piece Suite Bathroom
- Larger Than Average Rear Garden & Patio
- Front Driveway & Single Garage
- Council Tax Band B/EPC Rating B

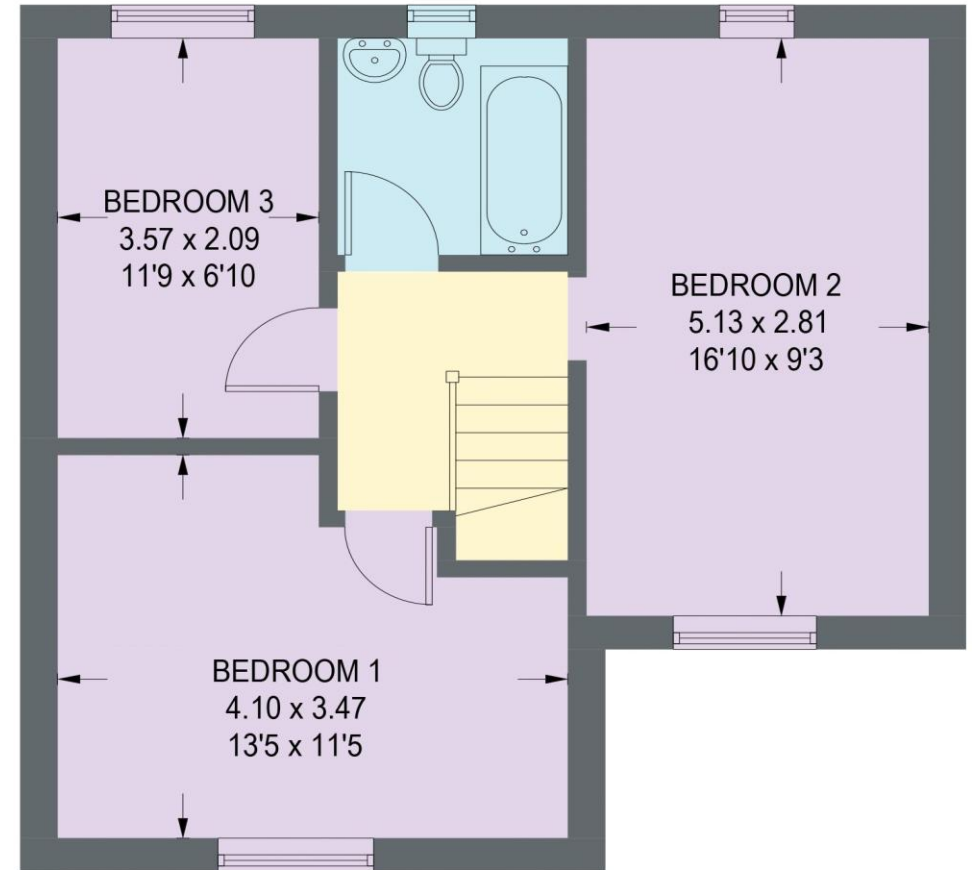


81 MASEFIELD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 87.8 SQ M / 944.9 SQ FT



GROUND FLOOR = 43.5 SQ M / 468.3 SQ FT



FIRST FLOOR = 44.3 SQ M / 476.6 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1344828)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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