

## 189 Masefield Avenue, Holmewood, Chesterfield, S42 5TN

- GREAT FIRST HOME
- GOOD SIZED LOUNGE
- TILED BATHROOM
- DRIVEWAY PARKING
- MODERN KITCHEN DINER
- THREE WELL PROPORTIONED BEDROOMS
- REAR GARDEN WITH PATIO
- CALL HUNTERS NOW

**Offers In The Region Of £195,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Situated on the south side of Chesterfield, in the popular area of Holmewood, this well-presented three-bedroom semi-detached home offers stylish and comfortable living — ideal for families or first-time buyers.

The location provides ideal access to the Five Pits Trail, a great spot for walking and cycling, along with a good range of local amenities and easy access to the M1 (J29), making it perfect for commuters.

Upon entering, you are welcomed into a bright and spacious lounge, leading through to a modern fitted kitchen that opens into a dining area — an excellent space for family meals or entertaining guests. A downstairs WC adds extra convenience to the ground floor.

Upstairs, the home offers three good-sized bedrooms, providing plenty of space for the whole family, along with a modern, fully tiled three-piece bathroom suite.

Further benefits include gas central heating and uPVC double glazing throughout.

Outside, the property enjoys a good-sized rear garden with a patio area, ideal for outdoor dining and relaxation. To the front, there is driveway parking, providing off-road space.

A fantastic opportunity to purchase a beautifully maintained home in a sought-after location — early viewing is highly recommended. Call Hunters to view now!


**FREEHOLD | TAX BAND B | EPC RATING B**





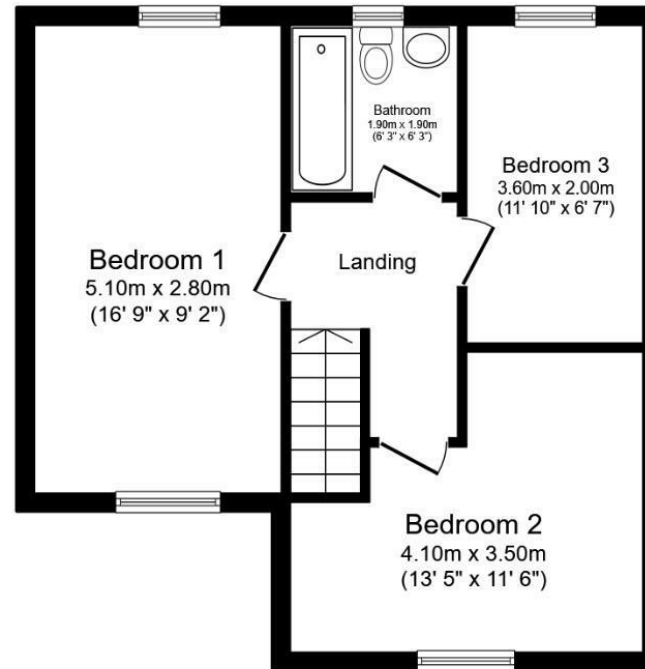
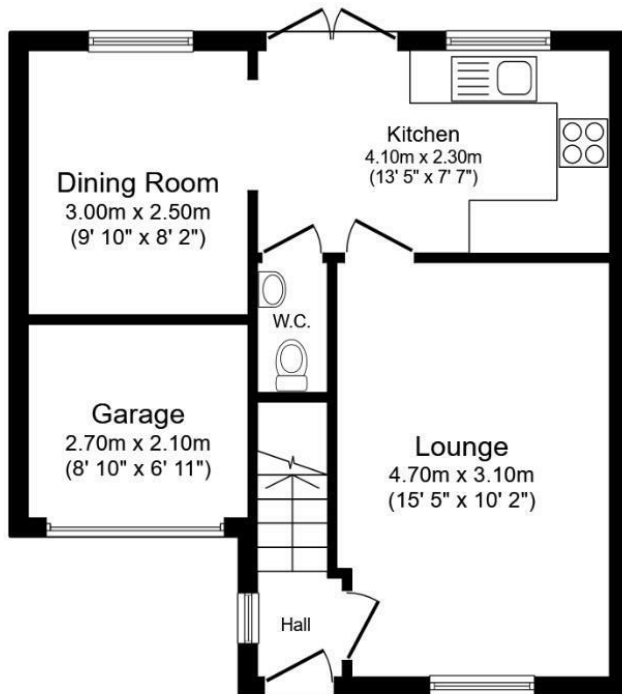
## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents



Total floor area: 86.0 sq.m. (925 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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