



## 3 Moonstone Way, Hasland

£274,000 Freehold

No chain. Stylish 3-bed home with en suite, open-plan kitchen, utility, driveway for 2 cars, and landscaped garden. Sought-after location with 7 years warranty remaining. Easy M1 and town access.

Council Tax band: TBD

Tenure: Freehold

NO CHAIN - STUNNING FAMILY HOME - APPROX. 7 YEARS BUILDERS WARRANTY REMAINING....

This beautifully presented "Hatfield" Corner-style three-bedroom home offers modern living at its finest, situated in a sought-after residential development. The property features a stylish open-plan cappuccino gloss kitchen/diner with an integrated high-level oven, hob, extractor, and a breakfast bar, complemented by French doors that open onto the garden.

The ground floor also boasts a bright front-aspect living room overlooking green space, complete with a charming inglenook fireplace, a separate utility room with additional storage cupboard, a convenient WC and a handy under-stairs cupboard.

Upstairs, the principal bedroom benefits from an en suite shower room, while two further bedrooms – one double and one single – are served by a modern family bathroom with a white suite and shower over the bath. Externally, the property offers a private driveway with parking for two cars to the side and a delightful rear enclosed landscaped garden with lawn and patio.

Located within easy reach of the M1 (Junction 29), the property provides convenient access to Chesterfield town centre, Clay Cross and is close to the local village amenities. This Hatfield Corner home is ideal for families or professionals seeking stylish and practical living.





### ENTRANCE HALL/STAIRS AND LANDING

The entrance hall features laminated tiled-effect flooring, painted décor, a built-in storage cupboard, a radiator, a uPVC window, and a composite entrance door. There is convenient access to the WC, stairs rise to the landing, which includes loft access, a built-in storage cupboard, painted décor and carpeted flooring.

### KITCHEN DINER

18' 0" x 9' 3" (5.48m x 2.81m)

The kitchen diner is a versatile and stylish space featuring painted décor, a radiator, and a uPVC window alongside uPVC French doors that open onto the rear garden. There is ample room for a dining table, complemented by a laminated worktop, a tiled sill, and a good range of grey soft-close wall and base units with drawers. The kitchen is equipped with a 4-ring gas hob, an extractor fan, an integrated oven, a fridge, a freezer, and a 1.5 bowl sink with a mixer tap. A breakfast bar adds both functionality and a casual dining option, making this a perfect space for modern family living.

### UTILITY ROOM

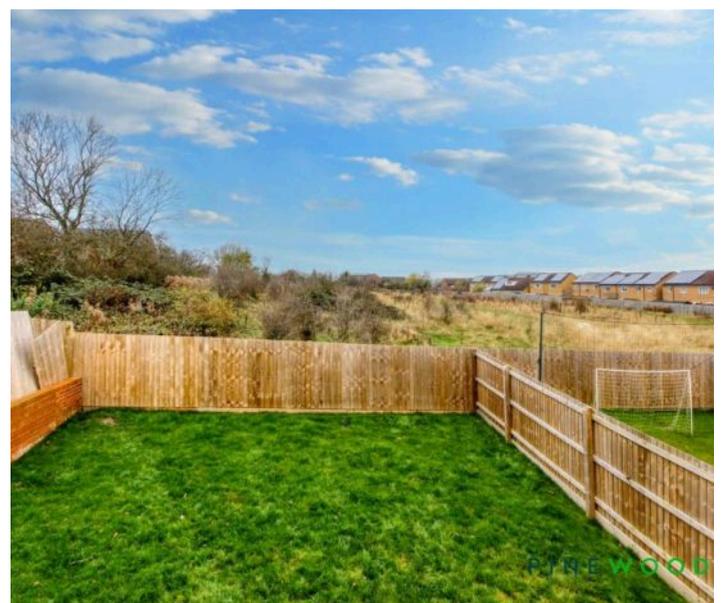
6' 3" x 5' 5" (1.90m x 1.64m)

The utility room features laminated tiled-effect flooring, painted décor, a radiator, a built-in storage cupboard, and a laminated worktop with space/plumbing for a washing machine and tumble dryer. A uPVC door provides convenient access to the exterior.

### LOUNGE

12' 4" x 12' 2" (3.76m x 3.70m)

The lounge enjoys views over green spaces and features





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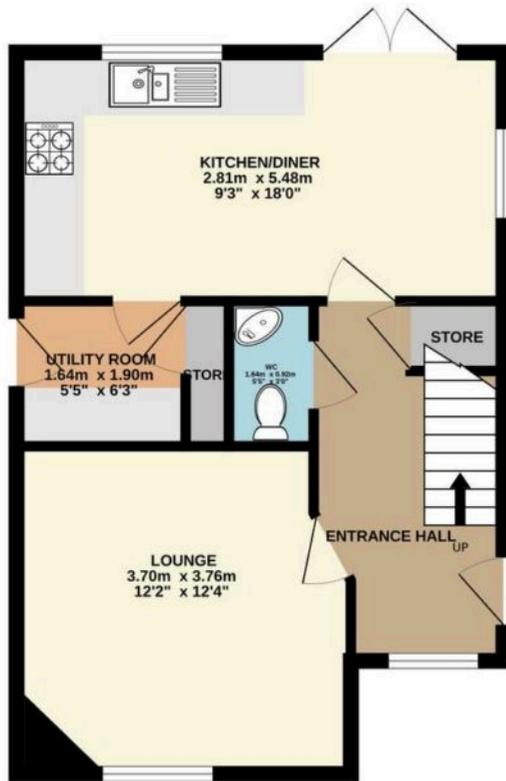
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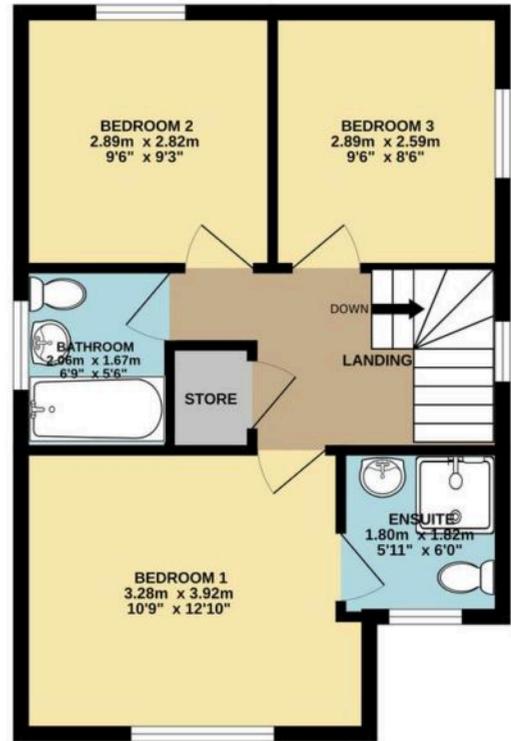
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GROUND FLOOR  
42.1 sq.m. (453 sq.ft.) approx.



1ST FLOOR  
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA : 84.3 sq.m. (907 sq.ft.) 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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EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

