



£360,000 Freehold

4 MASTIN AVENUE | CLOWNE | CHESTERFIELD | S43 4RJ

BuckleyBrown
ESTATE AGENTS

FAMILY HAVEN. Positioned on Mastin Avenue in the charming village of Clowne, Chesterfield, this delightful property is an ideal family home for those seeking a blend of rural tranquillity and modern convenience. With its picturesque surroundings and close-knit community, it is perfect for families looking to enjoy a peaceful lifestyle while still being within easy reach of local amenities and transport links.

Upon entering the ground floor, one is greeted by a spacious and inviting hallway that leads to a generous living room, perfect for family gatherings and entertaining guests. The well-appointed kitchen/dining room boasts ample storage and workspace, making it a joy for any home cook. Complemented by a centre island and french doors opening onto the rear garden - making this an excellent entertaining space. The ground floor also features a convenient study, ideal for those who work from home or require a quiet space for reading and reflection.

Venturing upstairs, the property offers a selection of three well-proportioned bedrooms, each designed with comfort in mind. The master bedroom benefits from an en-suite bathroom, providing a private retreat for relaxation. The additional bedrooms are versatile and can easily accommodate family members or guests, with plenty of natural light enhancing the welcoming atmosphere. A family bathroom completes this level, featuring a neutral three piece suite.

Outside, the property is surrounded by beautifully maintained gardens, offering a perfect space for children to play and for adults to unwind. Not to mention the property boasts a paved private driveway and a garage allowing for ample off road parking. This property is not just a house; it is a home where cherished memories can be made for years to come.

You won't want to miss this one!





Hall
Window to the front elevation and leading access into;

Lounge 14'6" x 11'6"
Spacious reception area with central heating radiator, log burner and a window to the front elevation.

Kitchen/Dining Room 21'7" x 17'8"
Complete with a range of shaker style cabinets, inset sink with drainer, integrated appliances, decorative splashback tiles, centre island and a breakfast bar area. Complemented by further space for your desired furnishings open plan to the living area. Window to the rear along with french doors opening onto the rear garden. Further benefits from electric underfloor heating.

Games Room 17'5" x 8'3"
Versatile reception with a central heating radiator, window to the rear elevation and an external door to the side elevation.

WC
Fitted with a low flush WC, hand wash basin and a window to the front elevation.

Landing
With leading access into;

Bedroom One 13'6" x 11'5"
Carpeted flooring, central heating radiator, en suite and a window to the front elevation.

En Suite 9'9" x 5'6"
Three piece suite including a hand wash basin, low flush WC, shower and windows to the front elevation.

Bedroom Two 12'10" x 8'10"
Carpeted flooring, central heating radiator and windows to the rear elevation.

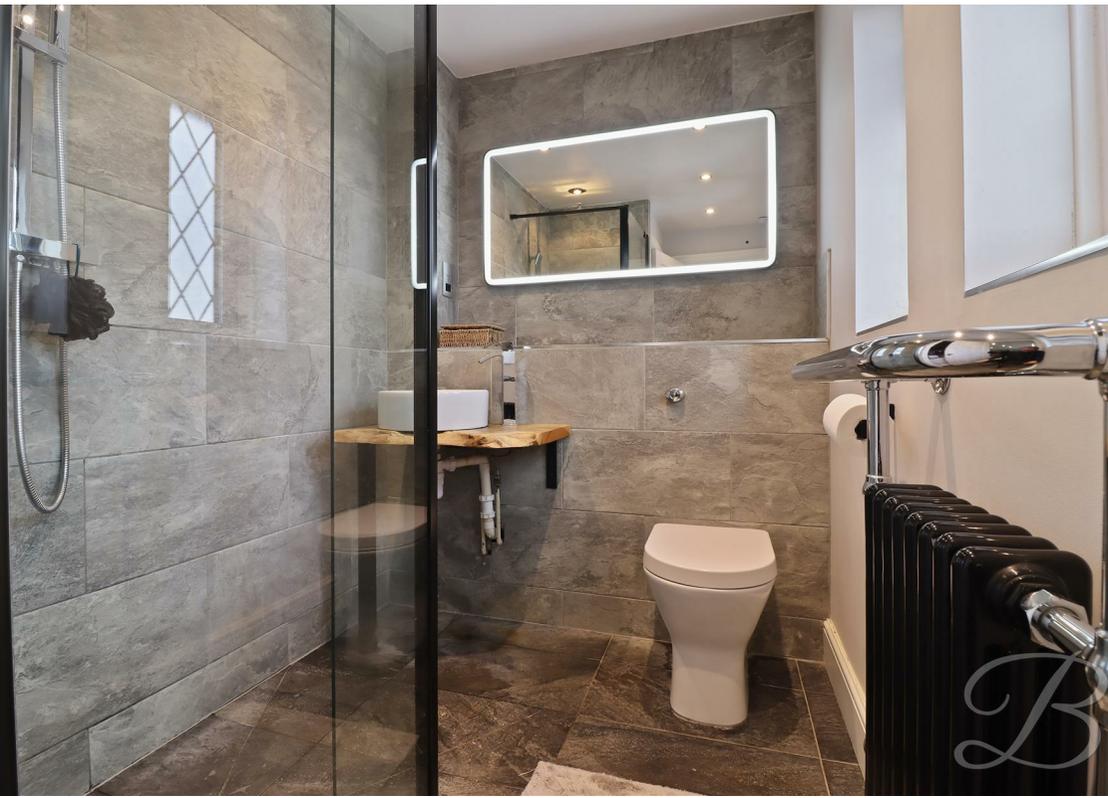
Bedroom Three 12'0" x 8'3"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 8'6" x 6'7"
Neutral family suite including a hand wash basin, low flush WC and a bath with an overhead shower. Windows to the side elevation.

Garage
Integrated garage accessible from the front elevation fitted with an internal door leading into the games room.

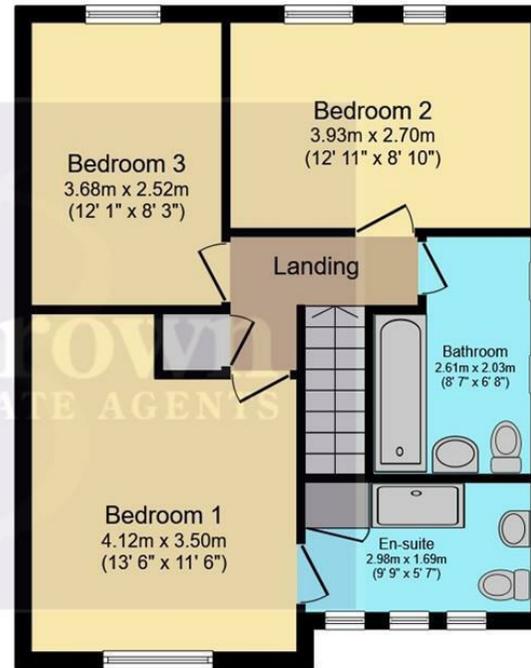
Outside

Private paved driveway to the front elevation. The rear garden boasts a well kept lawn, patio seating area and fence surround offering a degree of privacy. Wired CCTV system overlooking the front and back of the property. Additionally boasts a wood fired oven.





Ground Floor
 Floor area 78.3 sq.m. (843 sq.ft.)



First Floor
 Floor area 52.8 sq.m. (568 sq.ft.)

Total floor area: 131.1 sq.m. (1,411 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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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