



## Field View House, 108 Mansfield Road, Chesterfield

£625,000 Freehold

Field View House: Four-bed, three-bath detached home with four receptions, gated drive, double garage, wraparound gardens and stylish interiors. Versatile, spacious and ideal for family living.

Council Tax band: E | Tenure: Freehold | EPC:

Welcome to Field View House, an impressive four-bedroom, three-bathroom detached residence combining generous family accommodation with characterful detailing and excellent outdoor space. Set behind a private gated entrance, the property is approached via an extensive gravelled driveway providing ample off-street parking and access to a detached double garage. The attractive red-brick exterior is complemented by established planting and substantial, fully enclosed gardens that wrap around the property from front to rear.

The welcoming entrance hall makes a memorable first impression, featuring bespoke archway ornamentation, decorative wall panelling, tiled flooring and a wooden staircase rising to the first floor. From here, the accommodation flows into four versatile reception spaces, providing an excellent balance of formal entertaining areas and relaxed everyday living.

The principal living room is distinguished by real hardwood flooring, decorative wallpaper, gold-leaf pelmets and a gas fire forming an elegant focal point with stone surround. A separate snug also benefits from a gas fire and stone surround, creating a warm and comfortable additional sitting room. The formal dining room continues the home's refined decorative style with unique wallpaper and connects naturally with the adjoining garden room.

Filled with natural light, the garden room features an expansive glazed roof with 2 unique skylights, broad windows and bi-fold doors opening onto the surrounding garden. This impressive space extends the home's living accommodation and offers an inviting setting for relaxing, entertaining or enjoying the garden throughout the year. The majority of the property's windows are complemented by made-to-measure Hillary's dressings.

At the heart of the home is a spacious kitchen and breakfast room, fitted with a comprehensive range of cabinetry, granite worktops and a central island. Integrated appliances include double oven and microwave, while the breakfast area provides space for informal dining. A separate utility room offers additional cabinetry, a sink and dedicated spaces for a washing machine and tumble dryer. A stylish ground-floor WC completes the ground-floor accommodation...

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#### Entrance hall

A welcoming entrance hall featuring bespoke archway ornamentation, decorative wall panelling and a staircase rising to the first floor. The generous proportions create an impressive introduction to the home, with tiled flooring and access provided to the principal ground-floor rooms.

#### Living room

19' 7" x 12' 10" (5.98m x 3.92m)

An elegant principal reception room enriched by bespoke wallpaper and distinctive gold-leaf pelmets. A real stone fireplace surround provides an attractive focal point and adds warmth to the space, while carefully considered window dressings by Hillary's complement the room's refined decorative finish along with real wood flooring. Ample space provides endless creativity when choosing the layout to this particular room.



#### Dining room

12' 8" x 10' 2" (3.87m x 3.10m)

A generously proportioned formal dining room featuring decorative wallpaper, decorative cornicing and attractive wood-effect flooring. There is ample space for a substantial dining table, while a wide opening connects the room naturally with the adjoining garden room. The windows are finished with elegant pelmets and Hillary's dressings.





#### **Garden room**

16' 1" x 10' 10" (4.89m x 3.31m)

An impressive garden room filled with natural light through a glazed roof, expansive windows and Bi-fold doors opening to the surrounding garden. The generous layout offers excellent versatility as an additional sitting or entertaining space, with attractive wood-effect flooring providing a practical finish.

#### **Kitchen / diner**

14' 6" x 13' 9" (4.42m x 4.20m)

A spacious fitted kitchen and breakfast room arranged around a central island, with a comprehensive selection of cabinetry and granite worktops. Integrated appliances include a double oven and microwave, gas hob and sink, while the adjoining dining area offers space for a breakfast table and enjoys a bright outlook through multiple windows.



#### **Snug**

14' 10" x 9' 11" (4.51m x 3.02m)

A comfortable and versatile second reception room, ideal as a relaxed family sitting area or informal entertaining space. Dual windows provide plenty of natural light, while a stone fireplace surround creates a warm and inviting focal point.



### Bedroom 1

13' 1" x 11' 5" (4.00m x 3.48m)

A well-proportioned principal bedroom offering ample space for a large bed and additional bedroom furnishings. A large window introduces plenty of natural light, while a range of fitted wardrobes provides extensive storage without compromising the room's usable floor space. This bedroom enjoys a modern fully waterproofed en-suite wet room comprising a level-access shower, washbasin, low-level WC and it features a highly practical built-in storage cupboard complete with a fitted mirror, maximising both style and utility.

### Bedroom 2

17' 7" x 9' 11" (5.37m x 3.02m)

A spacious bedroom with room for a large bed and accompanying furniture. A bank of fitted wardrobes provides generous storage, while multiple windows create a bright atmosphere whilst overlooking the front garden. The room also benefits from its own private en suite shower room. A neatly appointed en suite featuring a glazed shower enclosure, WC and pedestal wash basin. Complementary wall tiling and a window providing natural light complete this useful private facility.

### Bedroom 3

13' 1" x 10' 8" (4.00m x 3.26m)

Another generous bedroom enjoying a pleasant outlook through a window. The room provides ample space for a large bed and furniture along with fitted wardrobes.

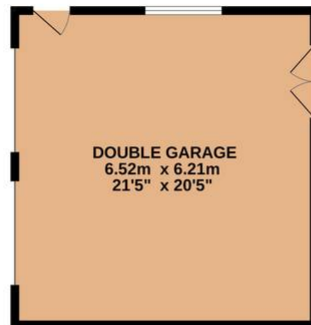
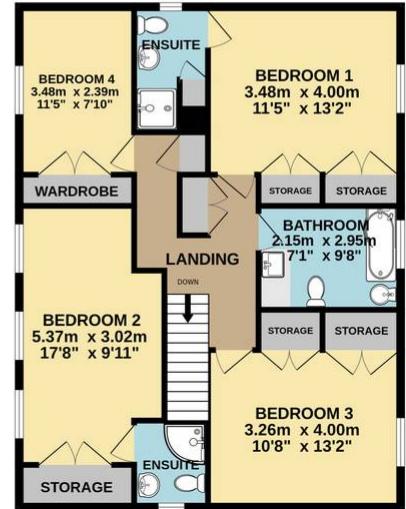




GROUND FLOOR  
144.9 sq.m. (1560 sq.ft.) approx.



1ST FLOOR  
82.0 sq.m. (883 sq.ft.) approx.



TOTAL FLOOR AREA : 226.9 sq.m. (2442 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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