







95 Masefield Avenue

Holmewood • Chesterfield • S42 5TN

Guide Price £260,000 to £270,000

Guide Price £260,000 to £270,000 Welcome to this well-presented four-bedroom detached family home, situated in the popular area of Holmewood. The property benefits from a wide range of local amenities, including shops, cafés, and everyday conveniences, with further facilities available in nearby Clay Cross and Chesterfield town centre, both just a short drive away. The area is well served by a variety of schools and enjoys excellent transport links, providing convenient access to surrounding areas, the M1 motorway, regular public transport services, and Chesterfield train station. For those who enjoy the outdoors, the nearby Five Pits Trail offers excellent walking and cycling routes. This property presents an ideal home for growing families or couples looking to upsize. The property is entered via a welcoming hallway, creating an impressive first impression. To the left is the living room, a generously proportioned dual-aspect reception space filled with natural light and benefitting from French doors opening directly onto the rear garden. Also accessed from the hallway is a convenient ground floor WC. Positioned to the right is the kitchen diner, fitted with modern gloss units, integrated appliances, and ample storage. The dining area provides plenty of space for a family dining table, making it ideal for both everyday living and entertaining. Located to the rear of the hallway is a separate utility room, offering space for freestanding appliances and benefitting from a rear door providing access to the garden. To the first floor are four bedrooms and the family bathroom. Bedrooms one and three are positioned at the front of the property. The principal bedroom is a spacious double room and benefits from a modern part-tiled ensuite shower room comprising a shower cubicle, wash basin, and WC. Bedroom three is a well-proportioned single room, currently utilised as a dressing room. Bedrooms two and four overlook the rear garden, with bedroom two being another generous double bedroom and bedroom four a further well-sized single room. The family bathroom is fitted with a modern three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the property enjoys a spacious, private, and enclosed rear garden. A generous patio area provides ample room for outdoor seating and entertaining, extending down the side of the garden and leading to a decked seating area. The remainder of the garden is laid to lawn, creating an excellent space for families and outdoor enjoyment. To the front of the property is a small lawned garden, while to the side a pebbled driveway provides off-road parking and access to the detached single garage.



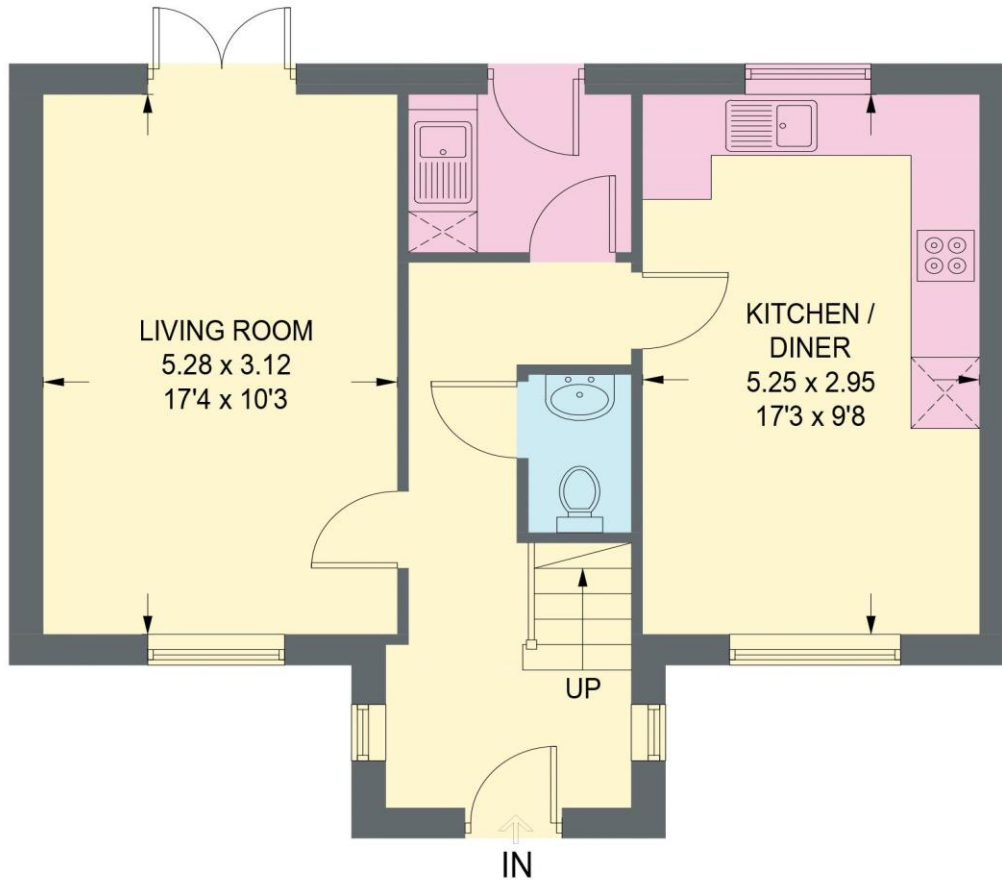


- Four Bedroom Detached House
- Close to Local Amenities & Well Regarded Schools
- Spacious Living Room with French Doors to Rear Garden
- Modern Kitchen Diner w/ Integrated Appliances
- Separate Utility Room & WC
- Two Double Bedrooms & Two Versatile Singles
- Modern Family Bathroom & Ensuite to Principle
- Large Private Rear Garden w/ Patio & Decking
- Detached Single Garage & Driveway Parking
- Council Tax Band C/EPC Rating B

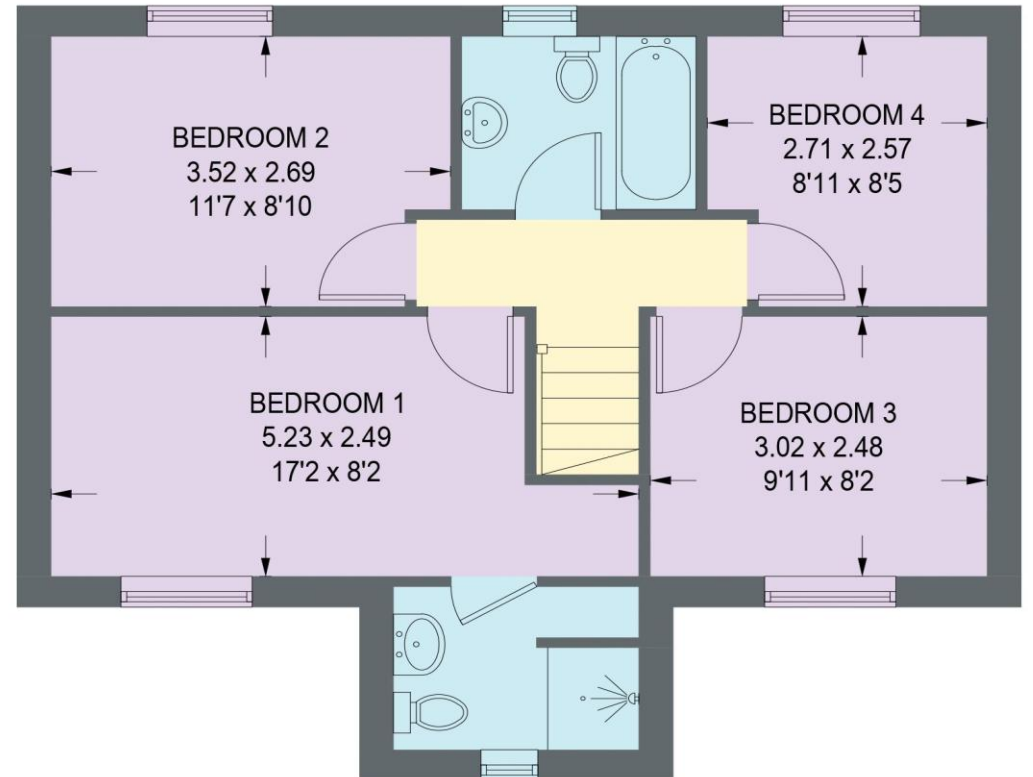


95 MASEFIELD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 94.7 SQ M / 1019.1 SQ FT



GROUND FLOOR = 47.5 SQ M / 510.9 SQ FT



FIRST FLOOR = 47.2 SQ M / 508.2 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1318332)

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.

