



**Masefield Avenue, Holmewood Chesterfield S42 5TN**

**welcome to**

## **Masefield Avenue, Holmewood Chesterfield**

A well-presented four-bedroom home with a bright lounge, spacious kitchen/diner, utility room, en-suite to the main bedroom, modern bathroom, garage, driveway and a private rear garden. Ideal for families seeking comfort, practicality and versatile living space.

### **Front Yard / Driveway**

The home begins with a practical yet welcoming frontage, offering a neat driveway with space for off-road parking and access to the garage. There's a clear sense of arrival here — a tidy approach that sets the tone for a well-kept interior and provides everyday convenience for busy households.

### **Garage**

A reliable, secure garage sits alongside the property, ideal for parking, storage, or hobby space. Whether used for tools, bikes, seasonal items or a vehicle, it adds valuable flexibility to the home.

### **Hall**

Stepping inside, the hall offers a calm, uncluttered introduction to the property. With room to hang coats and remove shoes, it creates a natural pause before the home opens into its main living areas.

### **Lounge**

The lounge is a comfortable, inviting space, which is perfect for relaxing at the end of the day. A generous window draws in natural light from the front of the property, while the layout lends itself to cosy evenings, family time, or quiet moments.

### **Downstairs W/C**

A handy ground-floor WC sits just off the hall, offering everyday practicality for guests and family.

### **Kitchen / Dining Room**

The heart of the home, this open kitchen/dining space blends cooking, dining, and socialising effortlessly. The kitchen offers ample worktop space and storage, while the dining area easily accommodates a family table, ideal for weeknight meals, weekend gatherings, or entertaining friends. With access to the rear garden via double French doors.

### **Utility**

Tucked neatly to one side, the utility room keeps laundry and household tasks out of sight. With space for appliances and additional storage, it helps maintain a clean, organised feel throughout the main living areas.

### **Stairs / Landing**

The staircase rises gently to a bright landing that connects the bedrooms. It offers a sense of openness and provides a natural flow between the private rooms.

### **Bedroom One**

A peaceful main bedroom designed for rest and retreat. Its generous proportions allow for a full bedroom suite, while the atmosphere feels calm and restful. This bedroom also features a private en-suite for added convenience.

### **En-Suite**

The en-suite adds a touch of luxury, offering a private shower room with modern fittings. It's a practical and comfortable addition that enhances the main bedroom's appeal.





### **Bedroom Two**

A well-sized second bedroom, ideal as a double room, guest space, or older child's bedroom. Its balanced layout makes furnishing easy and versatile.

### **Bedroom Three**

Another comfortable bedroom that works beautifully as a child's room, home office, or hobby space. Its proportions offer flexibility for changing needs over time.

### **Bedroom Four**

A fourth bedroom completes the upper floor — perfect for families needing extra sleeping space, or for use as a study, dressing room, or creative workspace.

### **Family Bathroom**

The main bathroom serves the household with a clean, modern suite. Whether it's a quick morning routine or a relaxing evening soak, the space feels fresh and functional.

### **Rear Garden**

To the rear, the garden offers a private outdoor escape — Direct access from the kitchen allows for indoor/outdoor living, summer dining, children's play, or simply enjoying the sunshine. With room for seating, planting, or personal touches, it's a lovely extension of the home's living space.



***view this property online*** [williamhbrown.co.uk/Property/CSF105225](http://williamhbrown.co.uk/Property/CSF105225)



welcome to

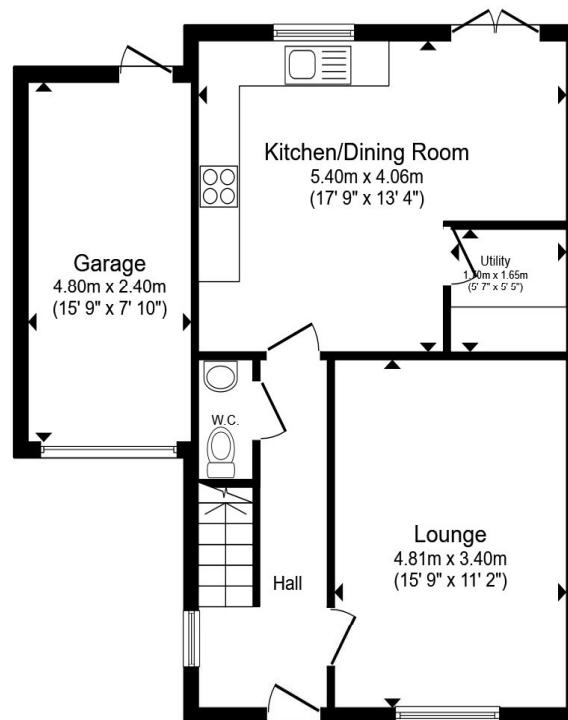
## Masefield Avenue, Holmewood Chesterfield

- Council Tax Band - C
- Ample Off - Street Parking
- Detached Four Bedroom
- Ground Floor W/C
- Spacious Kitchen / Diner

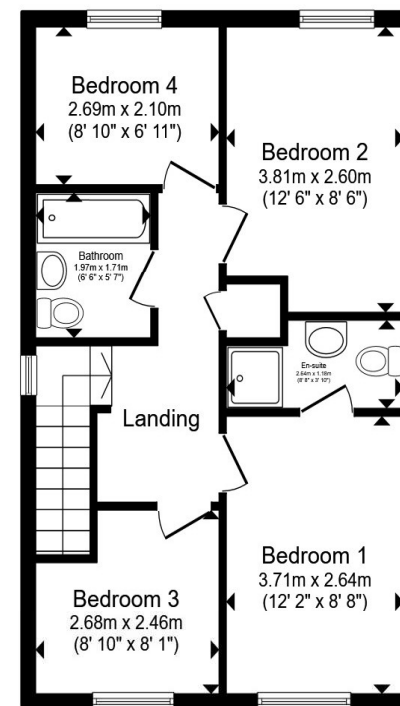
Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £270,000



Ground Floor



First Floor

Total floor area 107.9 m<sup>2</sup> (1,161 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



view this property online [williamhbrown.co.uk/Property/CSF105225](http://williamhbrown.co.uk/Property/CSF105225)



Property Ref:  
CSF105225 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown



01246 204492



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40  
1TP



[williamhbrown.co.uk](http://williamhbrown.co.uk)