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HOME
FAMILY
LOVE







82 Masefield Avenue

Holmewood • Chesterfield • S42 5TL

Guide Price £260,000 to £270,000

A well-presented four bedroom detached home situated in the popular residential area of Holmewood. The property is ideally positioned for access to a range of local shops, amenities and everyday conveniences, with Clay Cross also nearby. The area benefits from local schools, access to the Five Pits Trail for outdoor walks, convenient road links including the M1 motorway and local bus services. An ideal home for couples and growing families alike. Upon entering the property, you are welcomed into a long entrance hallway with staircase rising to the first floor. To the left is the spacious and well-proportioned living room, enjoying views to both the front and side of the property. To the right of the hallway is a ground floor WC, followed by the kitchen diner. The kitchen is fitted with a modern gloss range of units, integrated appliances and additional space for freestanding appliances. There is also ample room for a family dining table, with double French doors opening out onto the side garden. To the rear of the hallway is a separate utility room, providing further space for freestanding appliances and storage, along with an external door giving access to the outside. The first floor offers four bedrooms and a family bathroom. Bedroom one is positioned to the front of the property and is a generous double in size. It also benefits from a modern, part-tiled en-suite comprising a shower cubicle, wash basin and WC. Bedroom two overlooks the side of the property and is another good-sized double bedroom. Bedroom three is positioned to the front and is a well-proportioned single room, benefiting from fitted sliding wardrobes. Bedroom four overlooks the side garden and provides a further single bedroom. Completing the first floor is a three-piece family bathroom comprising a bath, wash basin and WC. To the side of the property is an enclosed, landscaped garden, beginning with a patio and pebbled seating area, providing ample space for outdoor furniture. Steps lead up to a low-maintenance lawned area, with a further patio positioned to the rear. To the front is a small lawned area, alongside a driveway providing off-road parking for several vehicles and access to a detached garage.









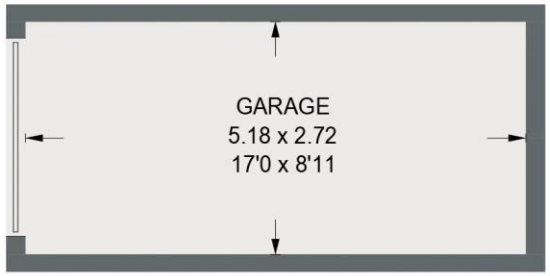
- Well Presented Four Bedroom Detached House
- Spacious Living Room
- Modern Gloss Fitted Kitchen Diner
- Separate Utility & Ground Floor WC
- Principle Bedroom w/ Ensuite
- Three Further Good Sized Bedrooms
- Three Piece Suite Family Bathroom
- Enclosed Landscaped Side Garden & Patio
- Driveway Parking & Detached Garage
- Council Tax Band C



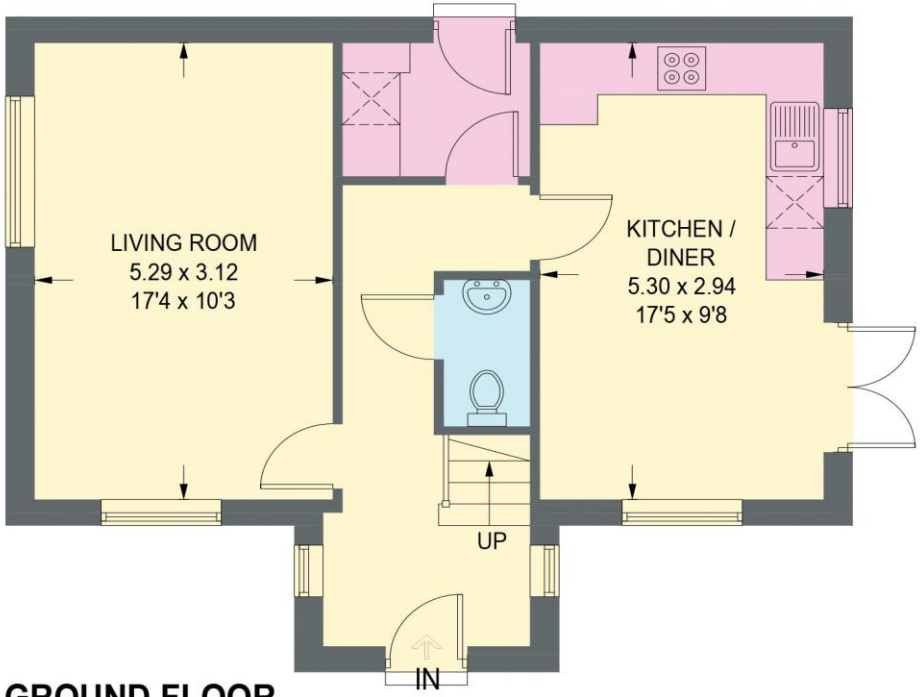


82 MASEFIELD AVENUE

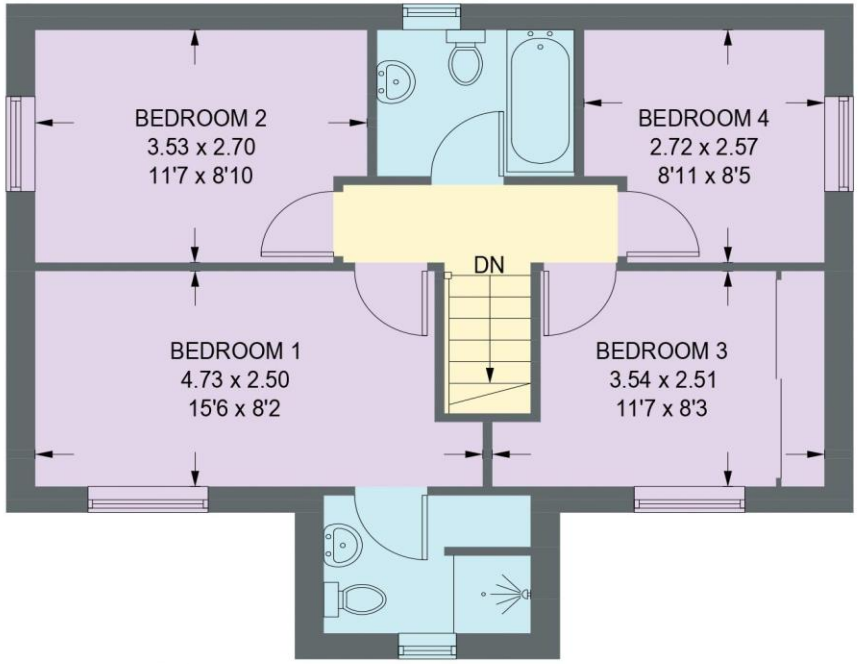
APPROXIMATE GROSS INTERNAL AREA = 109.1 SQ M / 1174.4 SQ FT
(INCLUDING GARAGE)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR
61.2 SQ M / 658.9 SQ FT



FIRST FLOOR
47.9 SQ M / 515.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1348641)

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.



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