# £249,995 Freehold

PLOT 25, THE WAMPOOL WILLOW GRANGE I MASTIN MOOR I I S43 3FF

BuckleyBrown ESTATE AGENTS

SPACIOUS AND STYLISH... We are pleased to market these thoughtfully built and well designed properties at the stunning new Willow Grange development located in the peaceful setting of Mastin Moor.

Step into this stylish three-bedroom home, thoughtfully designed to make the most of modern family living.

The heart of the home is the spacious open-plan kitchen, dining and living area, creating a bright and welcoming space for cooking, entertaining and relaxing. French doors open onto the garden, allowing natural light to flood the room and seamlessly connecting indoor and outdoor living. The contemporary kitchen is positioned to one end of the home, while a useful cloakroom and handy under-stairs store provide added practicality on the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom. Two further bedrooms provide flexible space for children, guests or a home office. Completing the first floor is a modern family bathroom and central landing.

With its efficient layout, ample storage and sociable living space, this home is ideal for first-time buyers, young families and those looking to downsize without compromising on comfort.

For further information or to arrange a site visit, please contact BuckleyBrown today on 01246 605121 or visit our local branch.

## Location

Sat within Mastin Moor you will find the area offers a quiet and peaceful setting, benefiting from countryside views and local walks close by. With easy access to transport links and routes, it makes travelling to areas such as Chesterfield, Staveley and Bolsover an ease, along with commuting further afield due to its proximity to the M1. You will also find schools, shops and further amenities at hand, making every day living easy.

## Key Features

- 10 year NHBC Buildmark warranty
- Timber Frame Construction
- PV Solar Panels
- Air Source Heat Pump
- EV Car Charges

## Agent Note

The images shown are for illustrative purposes only and each home may vary.

Open Plan Kitchen/Living/Dining
24'10" x 16'4"

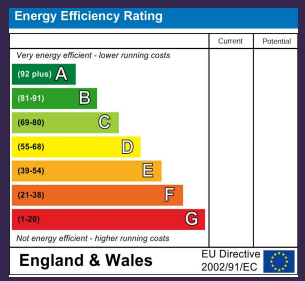
Bedroom One 12'6" x 9'0"

Bedroom Two 12'0" x 7'9"

Bedroom Three 8'3" x 6'8"

## Ground floor

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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