



£465,995 Freehold

PLOT 1, THE COLN WILLOW GRANGE | MASTIN MOOR | | S43 3FF

BuckleyBrown
ESTATE AGENTS

*****LAUNCH EVENT WEEKEND, SATURDAY 3RD AND SUNDAY 4TH OF OCTOBER, 11AM-4PM*****

Furnished Showhome available on Leaseback!*

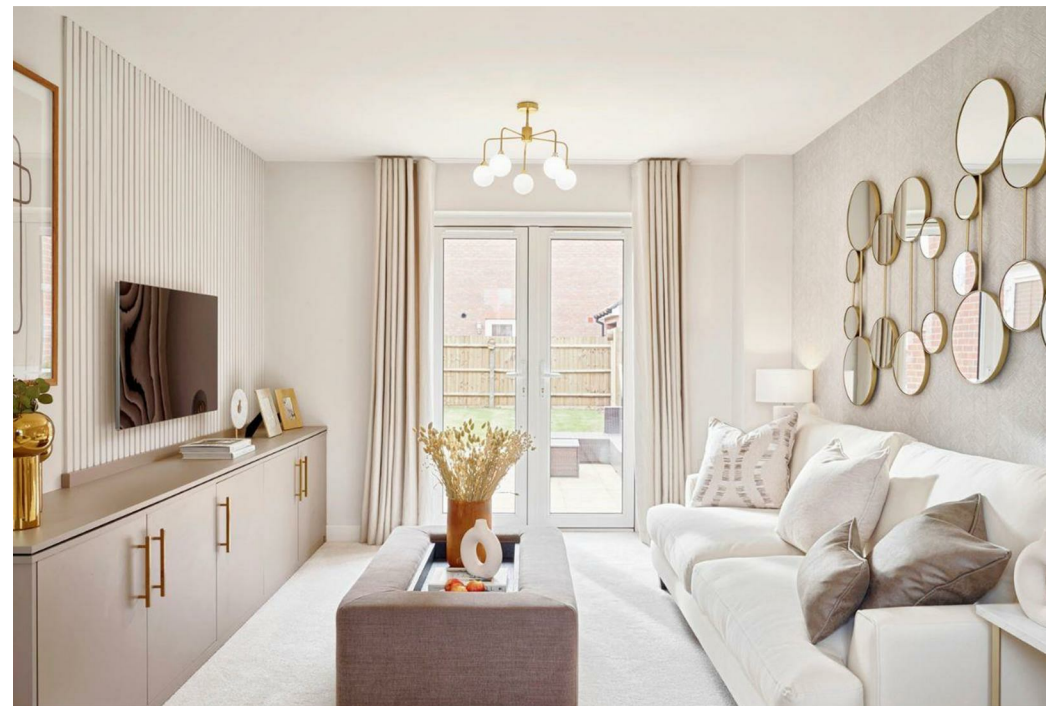
THE HOME YOU'VE BEEN WAITING FOR...

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.

This well-designed four-bedroom home offers a balanced layout ideal for modern family living, with a spacious ground floor featuring two sets of French doors, a generous living room and an open-plan kitchen with adjacent utility, creating a practical and sociable hub of the home. A separate dining room provides additional entertaining space, while a convenient cloakroom, storage cupboard and welcoming hallway enhance everyday functionality.

Upstairs, four well-proportioned bedrooms are arranged around a central landing, with the main bedroom benefitting from a private en suite, and the remaining bedrooms served by a contemporary family bathroom. Additional storage on the first floor ensures practicality, making this home both stylish and highly functional for growing families.

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





Location

Sit 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.

Kitchen 18'11" x 11'3"

Living Room 18'7" x 10'3"

Dining Room 10'11" x 10'1"

Bedroom One 18'7" x 10'5"

Bedroom Two 15'3" x 11'3"

Bedroom Three 10'3" x 9'8"

Bedroom Four 9'8" x 8'4"

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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BuckleyBrown Estate Agents

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