



Offers In The Region Of £290,000

CHEZ-NOUS TIBSHELF ROAD | HOLMEWOOD | CHESTERFIELD | S42 5TB

BuckleyBrown
ESTATE AGENTS

ONE TO MAKE YOUR OWN!... This four bedroom detached property stands out from the crowd and is ideally located in Holmewood, offering excellent access to local amenities, as well as Chesterfield town centre. Not only that, there are also great access links to the M1 nearby. This home boasts a wealth of wonderful features throughout and will certainly make a fantastic family home!

You will firstly be welcomed through the entrance hallway on the first floor and into a homely and inviting living room which is filled with natural light, creating the perfect space to sit back and relax. Leading nicely from here is a spacious kitchen/dining room which benefits from matching wall and base units, a cupboard for additional storage and there is a door leading out onto the garden for added convenience. On the first floor you will find two versatile rooms that complement each other very well, but currently lend themselves very well as bedrooms, with plenty of room on offer. There is also a bathroom fitted with a three-piece suite.

Downstairs on the ground floor you will find an extremely versatile layout, which currently accommodates two bedrooms, which offer so much potential, and one has the added benefit of it's very own dressing room! Just off the landing you will find a generous utility room, with built-in storage cupboard and also provides access to the garage.

This home occupies a fantastic plot and the gardens are just as impressive, with a spacious driveway to the front, allowing for ample off-street parking which in turn leads to the garage. There is a set of steps leading to the front door and there is an established garden to the rear which is ready to be enjoyed by a new family! Could that be you? Get in contact with a member of our team today!





Entrance Hallway

With cupboard for additional storage and access to;

Bedroom One 10'1" x 12'8"

With window to the side elevation

Dressing Room 5'3" x 10'1"

With built-in wardrobes

Bedroom Two 10'4" x 12'7"

With window to the side elevation

Utility Room 9'11" x 11'7"

With ample storage space and cupboard for additional storage

Landing

With window to the front elevation and access to;

Kitchen/Dining Room 10'5" x 15'8"

Complete with a range of matching units and cabinets with complementary work surface over and inset sink and drainer. With dual aspect windows to the side and rear elevation, plus a cupboard for additional storage. For added convenience there is a door leading nicely outside and a door leading into;

Living Room 13'2" x 15'11"

With window to the front elevation



Bedroom Three 10'8" x 12'7"

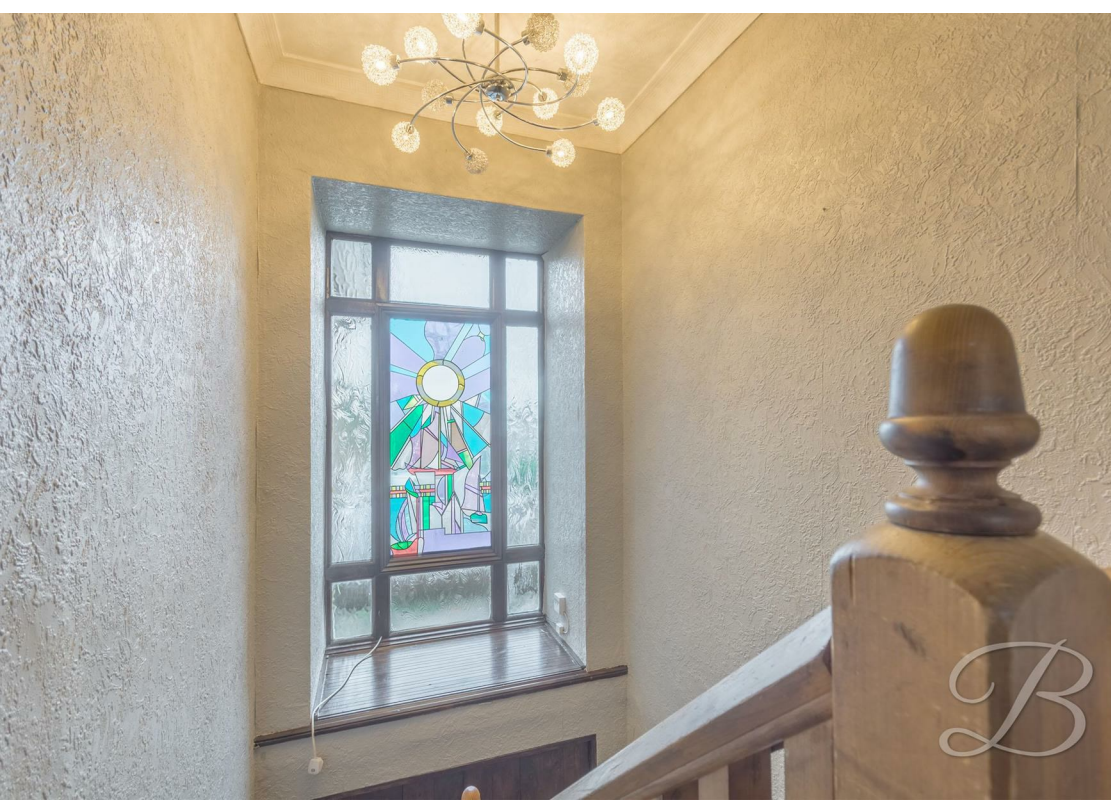
Versatile room with French doors leading outside for added convenience

Bedroom Four 10'5" x 12'7"

With window to the front elevation

Outside

With well established gardens to the front and the rear. The rear garden is mainly laid to lawn with fence surround, offering a degree of privacy. There is a spacious driveway to the front allowing for ample off-street parking, which in turn leads to the integral garage.



Ground Floor
71 sq.m / 764.40 sq.ft
Approx.

First Floor
76 sq.m / 819.50 sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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