



**Blueberry Court, Holmewood, CHESTERFIELD S42 5FZ**

***Welcome to***

**Blueberry Court, Holmewood, CHESTERFIELD**

This delightful three-bedroom semi-detached house offers generous living space throughout. Featuring a bright and welcoming lounge, a separate study ideal for home working, a well-appointed kitchen, and three spacious bedrooms, it's perfect for families or professionals alike.



### Entrance Hall

Bright and welcoming with carpet underfoot, this entrance hall features an understairs storage cupboard and a fitted alarm system for added security.

### Cloakroom

Convenient downstairs cloakroom with a WC and hand basin.

### Lounge

10' 9" x 16' 1" (3.28m x 4.90m)

Comfortable and bright lounge with carpet flooring, rear patio doors leading to the garden, and a handy ethernet port for easy connectivity.

### Kitchen Diner

8' 10" x 14' 9" (2.69m x 4.50m)

A bright and practical kitchen diner featuring wooden countertops and integrated appliances throughout. The space is enhanced by a bay window that brings in plenty of natural light, creating a welcoming atmosphere.

### Stairs And Landing

A staircase leads to a small landing area, offering access to all upper rooms. The landing includes a built-in store cupboard for added convenience, along with a separate cupboard housing the water tank.

### Master Bedroom

23' 3" x 12' 4" (7.09m x 3.76m)

A well-sized bedroom with carpet flooring and integrated storage cupboards, offering both front and rear-facing aspects. The room includes an electric window and an additional built-in store cupboard for convenience. The en-suite bathroom features a rear-facing window, walk-in shower, toilet, and sink, with easy-to-clean lino flooring throughout.

### Bedroom Two

12' 4" x 9' 1" (3.76m x 2.77m)

A front-facing bedroom with carpet flooring and integrated store cupboards, offering a practical and comfortable space.

### Bedroom Three

11' 3" x 8' 4" (3.43m x 2.54m)

A rear-facing bedroom with carpet flooring, providing a quiet and comfortable space.

### Study

6' 5" x 7' 5" (1.96m x 2.26m)

A study room on the first floor, facing the back of the house. It has carpet flooring and a window that lets in natural light, and is ideal as a home office.

### Bathroom

A front-facing bathroom featuring a shower over the bath, along with a toilet and sink for everyday convenience.

### Outside Exterior

The property benefits from a rear garden with a mix of patio and grassed areas, a garden shed, outside tap, and external power supply. To the front, there is driveway parking available for two vehicles.



***view this property online*** [williamhbrown.co.uk/Property/CSF104670](http://williamhbrown.co.uk/Property/CSF104670)





**Welcome to**

## **Blueberry Court, Holmewood CHESTERFIELD**

- Council Tax Band C.
- Three Bedroom Semi Detached House with NO ONWARD CHAIN!
- Spacious Lounge with Rear Patio Doors.
- Kitchen Diner with Integrated Appliances.
- Master Bedroom with Integrated Storage and En-Suite Bathroom.

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers over



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSF104670](https://www.williamhbrown.co.uk/Property/CSF104670)



Property Ref:  
CSF104670 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01246 204492**



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



6 Glumangate, CHESTERFIELD, Derbyshire, S40  
1TP



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**