



Elm Street, Hollingwood CHESTERFIELD S43 2LW

welcome to

Elm Street, Hollingwood CHESTERFIELD

This delightful three-bedroom semi-detached property offers comfortable living in a sought-after location. Featuring a spacious driveway for off-street parking, a generous rear garden, and well-proportioned rooms throughout.



Lounge

16' 6" x 11' 1" into recess (5.03m x 3.38m into recess)
The lounge is a bright and welcoming space, enhanced by both a front-facing window and rear patio doors that flood the room with natural light. A soft carpet underfoot adds comfort, while the central open fireplace—with a freshly swept chimney—offers a charming focal point and cosy ambiance.

Kitchen/Diner

10' 9" x 10' 4" (3.28m x 3.15m)
This contemporary kitchen/diner boasts a recently installed Wren kitchen, offering a sleek and functional space for modern living. It features generous countertop and cupboard storage, cleverly concealing the combination boiler. Integrated appliances include a dishwasher, double fitted ovens, electric hob with extractor fan, and a stainless steel sink complemented by a tiled splashback. A rear window and side door provide natural light and convenient garden access, while the laminate flooring adds to the room's practicality and charm.

Store Cupboard/Utility

Adjacent to the kitchen, you'll find a handy under-stairs area that offers excellent additional storage. Already equipped with plumbing, this space can easily be transformed into a practical utility area

Shower Room

Located on the ground floor, the shower room offers both practicality and comfort. It features a walk-in shower, tiled walls for easy maintenance, a W.C , and hand wash basin. A frosted front-facing window finishes the room.

Landing

At the top of the stairs, the carpeted landing welcomes you with a rear-facing window that offers a pleasant view of the garden. The area also features access to the loft via a ceiling hatch, providing additional storage potential and practicality.

Bedroom One

16' 7" x 10' 9" (5.05m x 3.28m)
Bedroom One is a bright space with both front and rear-facing windows that let in plenty of natural light. The room is carpeted for comfort and includes direct access to an En-Suite bathroom.

En Suite

The newly fitted en suite off the master bedroom faces the front of the property and includes a walk-in shower, toilet, and sink. Fully tiled walls make it easy to maintain, while an extractor fan provides extra ventilation. An electric towel radiator adds warmth, and a fitted roller blind ensures privacy.

Bedroom Two

9' 6" x 8' 3" (2.90m x 2.51m)
Bedroom Two makes great use of its space with fitted wardrobes stretching across the far wall, offering plenty of storage. The room is carpeted for comfort and enjoys a front-facing aspect with far-reaching views over the moors, adding a peaceful and scenic touch.

Bedroom Three

8' 2" x 7' 11" (2.49m x 2.41m)
Bedroom Three has recently served as a home office/study. With its rear-facing aspect offering pleasant views down to the garden, this room could easily be transformed into a nursery or a comfortable single bedroom. It also benefits from fitted wardrobes, providing convenient built-in storage.

Loft Space

Upstairs in the loft of the property there is power for lighting but also partial boarding allowing for additional storage space. This is easily accessed by the built in loft ladder.

Exterior/Garden

Starting at the front of the property, you'll find a welcoming garden featuring a driveway for off-street parking, a neat grass area, and a charming rose bush that adds a splash of colour.

A secure side gate provides access to both the rear garden and a convenient side entrance into the kitchen/diner.

As you enter the back garden, you're first greeted by a set of outbuildings—formerly the coalhouse—now offering practical storage space. Additionally, a spacious brick built garden store which is equipped with power and lighting.

Beyond this, the garden opens up to a beautifully maintained lawn bordered by mature bushes and lush foliage.



view this property online williamhbrown.co.uk/Property/CSF104415



welcome to

Elm Street, Hollingwood CHESTERFIELD

- Council Tax Band A
- Three Bedroom Semi-Detached Home
- Newly Fitted Wren Kitchen
- Master Bedroom With En-Suite
- Front and Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£215,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSF104415



Property Ref:
CSF104415 - 0003

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



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk