



**Emperor Avenue, Holmewood, Chesterfield, Derbyshire S42 5WD**

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**£320,000**

**PINEWOOD**



# Emperor Avenue Holmewood Chesterfield Derbyshire S42 5WD



**£320,000**

**4 bedrooms  
2 bathrooms  
1 reception**

- STUNNING WELL PRESENTED FAMILY HOME BUILT APRIL 2023 - APPROX 9 YEAR NHBC WARRANTY REMAINING
  - CONTEMPORARY ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM
    - CONVENIENT GROUND FLOOR W.C AND UTILITY ROOM
- SINGLE INTEGRAL GARAGE AND BLOCK PAVED DRIVEWAY PARKING FOR TWO/THREE CARS
- REAR FULLY ENCLOSED SOUTH WEST FACING GARDEN WITH LAWN AND PATIO
  - GAS CENTRAL HEATING (COMBI BOILER) AND UPVC DOUBLE GLAZING - COUNCIL TAX BAND D
    - SEPARATE LOUNGE WITH NEW FIREPLACE AND BAY WINDOW
- IDEALLY LOCATED FOR ACCESS TO THE M1 MOTORWAY, CLAY CROSS AND CHESTERFIELD
- FAMILY BATHROOM WITH THREE PIECE WHITE SUITE AND SHOWER OVER BATH
- SYLISH WELL EQUIPPED KITCHEN DINER WITH INTEGRATED APPLIANCES





**\*\*STUNNING FAMILY HOME\*\*** Welcome to this stunning four bedroom detached house built in 2023, located in a quiet position on a popular newly built estate in a village location that offers modern living, high end finishes above the standard specification and beautiful living accommodation throughout. As you enter the property you are greeted by a spacious, well lit hallway with Karndean flooring that leads you to the separate lounge offering a large bay window creating a bright and airy atmosphere with a newly fitted fire place. The ground floor also boasts an impressive well-equipped kitchen/diner which incorporates uPVC French doors that open up to the garden allowing plenty of sunlight in. The kitchen is fitted with integrated appliances including a dishwasher, fridge freezer, four ring gas hob, extractor and offers ample space for family dining. Additionally there is a useful utility room with space/plumbing for a washing machine and tumble dryer and a convenient downstairs w/c. On the first floor you will find three double bedrooms with plenty of space for wardrobes and the large single bedroom that could be used as an office/gym or a comfortable single depending on your needs. The principal bedroom comes with an contemporary en suite shower room. The family bathroom includes a three piece white suite with shower over bath. The outside space of this property includes a generous south west facing fully enclosed rear garden with lawn and patio offering a fantastic space for children to play, or adults to relax and entertain guests. To the front is a block paved driveway for two/three cars, and a single integral garage with lighting and power. uPVC Double Glazing and Gas Central Heating (Combi Boiler). The property benefits from the remaining NHBC guarantee (approx. 9 years) allowing you peace of mind knowing you have invested in a high quality build.

**\*\*Please call Pinewood Properties to arrange your viewing!\*\***

#### LOCATION

The location is perfect offering easy access to local village amenities, conveniently close to the M1 motorway network for easy access to regional major towns including Chesterfield and Clay Cross and major cities including Sheffield, Derby and Nottingham. Short walk to a bus route and also within close proximity to beautiful countryside with areas for walking and cycling. A viewing is highly recommended to truly appreciate what is on offer.

#### ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the welcoming hallway with under stairs storage.

#### LOUNGE

14'7" x 10'1" (4.46 x 3.08)

The separate lounge has bay window and newly fitted feature fireplace.

#### KITCHEN DINER

21'10" x 8'8" (6.66 x 2.65)

This stunning kitchen diner with a host of integrated appliances and uPVC French doors leading out to the rear garden.

#### UTILITY ROOM

5'2" x 4'8" (1.60 x 1.44)

The useful utility room with space/plumbing for a washing machine and a tumble dryer.

#### GROUND FLOOR W.C

4'9" x 3'1" (1.46 x 0.95)

Convenient w/c/cloakroom with a white two piece suite.

#### BEDROOM ONE

12'5" x 10'3" (3.79 x 3.13)

The principal bedroom to the front aspect with access to the ensuite shower room and space for wardrobes.

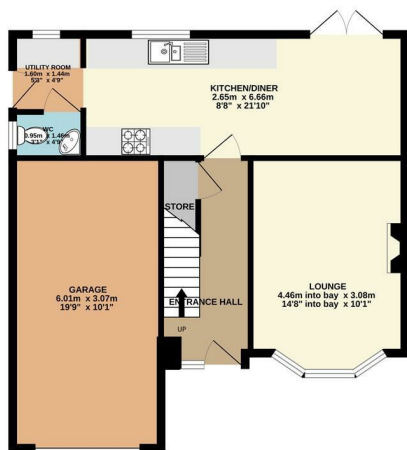
#### ENSUITE SHOWER ROOM

7'3" x 6'0" (2.21 x 1.83)

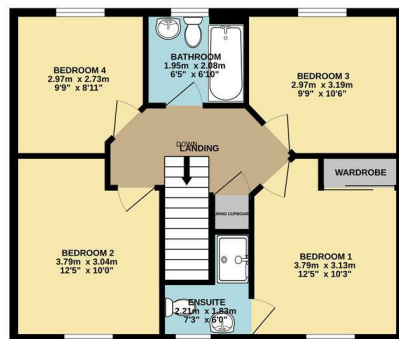
The contemporary en suite shower room.



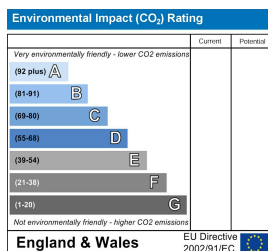
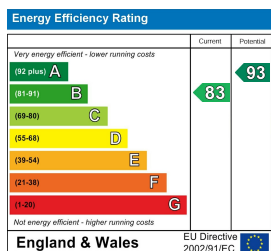
GROUND FLOOR  
60.2 sq.m. (648 sq.ft.) approx.



1ST FLOOR  
53.8 sq.m. (580 sq.ft.) approx.



TOTAL FLOOR AREA - 114.0 sq.m. (1227 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### BEDROOM TWO

12'5" x 9'11" (3.79 x 3.04)

This is a single bedroom to the front aspect.

### BEDROOM THREE

10'5" x 9'8" (3.19 x 2.97)

This is a double bedroom to the rear aspect.

### BEDROOM FOUR

9'8" x 8'11" (2.97 x 2.73)

This is a single multi use room to the rear aspect.

### FAMILY BATHROOM

6'9" x 6'4" (2.08 x 1.95)

The family bathroom has a white three piece suite with shower over bath.

### SINGLE GARAGE

19'8" x 10'0" (6.01 x 3.07)

The single integral garage has lighting and power with up and over door, the combi boiler is located in here.

### OUTSIDE

To the front is a block paved driveway for two/three cars and to the rear is a fully enclosed generous garden mainly laid to lawn with a patio.

### GENERAL INFORMATION

Tenure - Freehold

Gas Central Heating - Recently Fitted Combi Boiler -2023

uPVC Double Glazed Windows and External Doors

Gross Internal Floor Area - 1227.00 sq ft / 114.00 sq m

Council Tax Band - D - North East Derbyshire District Council

Blinds Included in the Sale

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

### RESERVATION AGREEMENT

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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