



Hunloke Road, Holmewood, Chesterfield, Derbyshire S42 5RX

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EPC

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£155,000

PINEWOOD



Hunloke Road Holmewood Chesterfield Derbyshire S42 5RX

£155,000

**3 bedrooms
1 bathrooms
2 receptions**

- UPGRADED BAY FRONTED END TERRACED - PERFECT FOR THE FIRST TIME BUYER, SMALL FAMILIES OR INVESTORS
 - THREE DOUBLE BEDROOMS - VERSATILE ACCOMODATION SET OVER THREE FLOORS
 - TWO RECEPTION ROOMS - LOUNGE HAS HIGH BAY WINDOWS AND WOOD BURNER
- EASY ACCESS TO THE M1 MOTORWAY, MAIN COMMUTER ROUTES AND VILLAGE AMENITIES
- REAR ENCLOSED PLEASANT GARDEN WITH DECKING AND THREE OUTBUILDINGS- ONE WITH POWER
 - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - NEW ROOF FITTED 2020
 - NEW BATHROOM FITTED 2024 - WHITE SUITE AND SHOWER OVER BATH
 - ON STREET PARKING IS AVAILABLE TO THE FRONT OF THE PROPERTY
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR - SPACE FOR TALL FRIDGE FREEZER





UPGRADED WELL PRESENTED HOME - IDEAL FOR THE FIRST TIME BUYER, SMALL FAMILY OR INVESTOR.....JUST MOVE IN!

A truly stunning upgraded bay-fronted three bed end-terrace, beautifully presented with tasteful décor throughout. This spacious and well-designed home is spread across three floors, offering practical living accommodation ideal for young families or first-time buyers.

The ground floor features a welcoming entrance hallway, leading to a well-proportioned lounge with a large bay window and wood burner, filling the space with natural light. The dining room seamlessly connects to a modern kitchen, complete with an integrated oven, hob, and extractor hood, with potential to extend into the outbuildings.

Upstairs on the first floor, there are two generously sized double bedrooms and a stylish family bathroom newly fitted in 2024 with white suite and shower over bath, the second floor has a spacious principal bedroom.

Externally, the property benefits from an enclosed pleasant rear garden with decking and three useful outbuildings.

Situated in a sought-after village location, the home offers excellent access to local shops, well-regarded schools, and regular public transport links. The M1 (Junction 29) is also within easy reach, making it a perfect choice for commuters. uPVC Double Glazing and Gas Central Heating, Please call Pinewood Properties to arrange your viewing.

****NEW ROOF FITTED 2020**NEW BATHROOM FITTED 2024****

****VIDEO TOUR - TAKE A LOOK AROUND****

ENTRANCE HALL/ STAIRS AND LANDING

A welcoming entrance hall featuring a durable composite door, stylish wood laminate flooring, and painted décor. A radiator provides warmth, while an under-stairs pantry offers convenient storage space. The staircase, finished with soft carpeting, leads to the landing, which is also neatly presented with painted décor and additional under-stairs storage.

LOUNGE

13'2" x 13'1" (4.02 x 3.99)

The lounge boasts wood laminate flooring, painted décor, and a radiator for added comfort. A striking UPVC bay window floods the room with natural light, while a wood burner creates a cosy focal point. The space is finished with a classic picture rail, adding a touch of charm and character.

DINING ROOM - 2ND RECEPTION ROOM

13'2" x 13'1" (4.02 x 4.00)

The dining room features laminate flooring, a radiator, and a UPVC window, filling the space with natural light. The room is finished with painted décor, complemented by a charming picture rail that adds character and a touch of elegance.

KITCHEN

9'2" x 7'2" (2.80 x 2.20)

The kitchen features a tiled floor, radiator, and a UPVC window, offering plenty of natural light. It is equipped with a 4-ring gas hob with oven and extractor, stainless steel sink with a mixer tap, and tiled surrounds. The laminated worktop is complemented by shaker-style drawers and wall and base units, providing ample storage. Additionally, there is space for a tall fridge-freezer, and the composite door leads to the outside. The kitchen is finished with painted décor. Please note there is potential to extend the kitchen into the outbuildings.

BEDROOM TWO

13'2" x 12'2" (4.02 x 3.72)

Bedroom two is a spacious double located at the front of the property, featuring a UPVC window that allows natural light to flood the room. The room is finished with carpet flooring, painted décor, and a radiator for added comfort. One wall is beautifully panelled, adding a touch of elegance and charm to the space.

BEDROOM THREE

13'1" x 10'1" (4.00 x 3.09)

Bedroom three, located at the rear, is a double room featuring a UPVC window that offers plenty of natural light. The room is finished with laminate flooring, a radiator, and a blend of stylish modern wallpaper and painted décor. Part of the lower wall is panelled, adding a stylish touch to the room.

BATHROOM

7'9" x 7'5" (2.38 x 2.28)

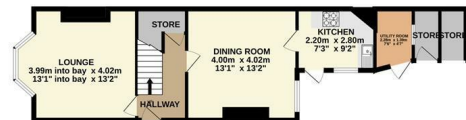
The bathroom newly fitted in 2024 features stylish wood laminate flooring and a radiator, with part-tiled walls for a contemporary finish. A wall-mounted chrome towel radiator adds a touch of luxury. The suite includes a bath with a glass screen and a chrome rain head shower, a low-flush W.C., and a ceramic sink with a chrome mixer tap set into a white vanity unit. A UPVC frosted window provides privacy, while inset spotlights enhance the space. An additional radiator ensures comfort throughout.

BEDROOM ONE - 2ND FLOOR

21'4" x 12'4" (6.51 x 3.76)

Bedroom one, located on the second floor, is a spacious double room with carpeted flooring and painted décor. A radiator provides warmth, while a UPVC skylight fills the room with natural light. One feature wall adds character with stylish wallpaper, completing the inviting atmosphere.

GROUND FLOOR
49.9 sq.m. (537 sq.ft.) approx.



1ST FLOOR
42.3 sq.m. (453 sq.ft.) approx.

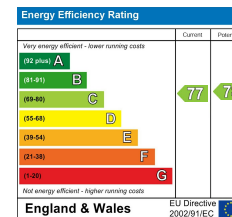


2ND FLOOR
25.7 sq.m. (276 sq.ft.) approx.



TOTAL FLOOR AREA: 117.7 sq.m. (1267 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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EXTERIOR

The outbuildings include space for the combi boiler and space/plumbing for a washing machine, tumble dryer, and an additional freezer. There are also two more outbuilding used for storage. The rear garden is enclosed, featuring low-maintenance astro turf, along with shrubs and trees for added greenery. A decked seating area provides the perfect spot to relax and enjoy the outdoor space.

GENERAL INFORMATION

COUNCIL TAX BAND - A - NEDDC
TENURE - FREEHOLD
TOTAL FLOOR AREA - 1267.00 sq ft / 117.7 sq m
EPC RATING - TBC
GAS CENTRAL HEATING - COMBI BOILER
UPVC DOUBLE GLAZING
DAMP PROOF COURSE FITTED 2019
NEW BATHROOM 2024
NEW ROOF 2020

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 MAY BE AVAILABLE

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.

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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