



61 Loads Road,  
Holymoorside, S42 7ET

OFFERS AROUND

£500,000

W  
WILKINS VARDY

## OFFERS AROUND

# £500,000

SOUGHT AFTER VILLAGE LOCATION - SEMI RURAL SETTING - SUBSTANTIAL EXTENDED FAMILY HOME  
- FIVE BEDROOMS - SOUTH FACING GARDEN

Standing in an elevated position in this highly regarded village location is this extended family home which offers an impressive 1880 sq.ft. of accommodation over three storeys, with five good sized bedrooms on the first and second floors, two separate shower rooms on the first floor with separate cloakroom on the ground and second floors, a well equipped kitchen with utility room off and three good reception spaces, including a fantastic conservatory overlooking a south facing rear garden. With plenty of off street parking and a useful workshop attached to the rear of the utility area, this is a fantastic home for a large or growing family.

Holymoorside is an extremely sought after village with two good Public Houses, playing fields and village tennis courts, a highly regarded Primary School and being surrounded by open countryside and great routes for walking.

- GUIDE PRICE: £500,000 - £525,000
- Superb Extended Detached Family Home in Sought After Semi Rural Village Location
- Two Reception Rooms, the Lounge/Diner being dual aspect
- Modern Breakfast Kitchen with Integrated Neff Appliances
- Brick/uPVC Double Glazed Conservatory overlooking the South Facing Garden
- Large Utility Room with Cloaks/WC off
- Five Good Sized Bedrooms on the First and Second Floors
- Two Shower Rooms & Separate WC on the Second Floor
- Ample Off Street Parking & Enclosed South Facing Rear Garden
- EPC Rating: D

### General

Gas central heating (Baxi 800 Series Condensing System Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 174.7 sq.m./1880 sq.ft. (including attached workshop)  
Council Tax Band - E  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

### On The Ground Floor

A uPVC double glazed side entrance door opens into an ...

### Entrance Hall

Fitted with LVT flooring. An open tread staircase rises to the First Floor accommodation.

### Study

10'10 x 6'11 (3.30m x 2.11m)  
A front facing reception room.

### Lounge/Dining Room

27'11 x 11'8 (8.51m x 3.56m)  
A most generous dual aspect reception room having a feature Derbyshire stone fireplace with pebble bed gas fire.  
uPVC double glazed French doors give access into the ...

### Brick/uPVC Double Glazed Conservatory

14'9 x 9'8 (4.50m x 2.95m)  
A lovely conservatory fitted with Karndean flooring and having French doors which overlook and open onto the rear patio.  
The blinds in the conservatory will be included in the sale.

### Breakfast Kitchen

12'8 x 9'11 (3.86m x 3.02m)  
Fitted with a modern range of cream shaker style wall, drawer and base units with under unit lighting, complementary work surfaces and upstands, including a breakfast bar.  
Inset 1½ bowl single drainer sink with mixer tap and Insinkerator waste disposal unit.  
Integrated Neff appliances to include an electric double oven and 5-ring gas hob with glass splashback and extractor hood over.  
Space and plumbing is provided for a dishwasher, and there is also space for an under counter fridge. A door gives access to a useful pantry.  
Karndean flooring.  
A uPVC double glazed door gives access into the ...

### Utility Room

11'8 x 8'6 (3.56m x 2.59m)  
Formerly the garage, fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Space is provided for an under counter fridge or freezer, and there is also space for a fridge/freezer. There are two built-in floor to ceiling storage cupboards.  
Vinyl flooring and downlighting.  
A uPVC double glazed door with matching side panels gives access onto the front of the property.

### Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and a wash hand basin.  
Vinyl flooring.

### Second Utility Area

8'6 x 7'11 (2.59m x 2.41m)  
Having space and plumbing for a washing machine, and space for a tumble dryer.  
Tiled floor and downlighting.  
A uPVC double glazed door gives access onto the rear of the property.

### On the First Floor

### Landing

With staircase rising to the Second Floor accommodation.

### Master Bedroom

14'2 x 11'1 (4.32m x 3.38m)  
A spacious front facing double bedroom having a range of fitted wardrobes with mirror doors. A door gives access into an ...

### En Suite Shower Room

Fitted with a white 3-piece suite comprising a shower cubicle with Mira Sport electric shower, semi inset wash hand basin with storage below and a concealed saniflo system WC.  
Built-in eaves storage cupboard.  
Karndean flooring.

### Bedroom Two

10'7 x 9'10 (3.23m x 3.00m)  
A good sized rear facing double bedroom having a fitted wardrobe with sliding mirror doors.

### Bedroom Three

9'11 x 8'5 (3.02m x 2.57m)  
A rear facing single bedroom having fitted wardrobes with mirror doors, fitted work surface, built-in cupboard and eaves storage area.

### Shower Room

Being part tiled/part waterproof boarding and fitted with a modern white 3-piece suite comprising a corner shower cubicle with an electric shower, semi inset wash hand basin with storage below and to the side, and a concealed cistern WC.  
Karndean flooring.

### On the Second Floor

### Bedroom Four

11'10 x 11'7 (3.61m x 3.53m)  
A good sized double bedroom with side facing window and having a wash hand basin and a door to a built-in storage area.

### Bedroom Five

11'6 x 10'10 (3.51m x 3.30m)  
A side facing double bedroom having a built-in double wardrobe and fitted work surface.

### Separate WC

Fitted with a low flush WC.

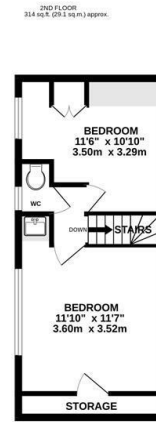
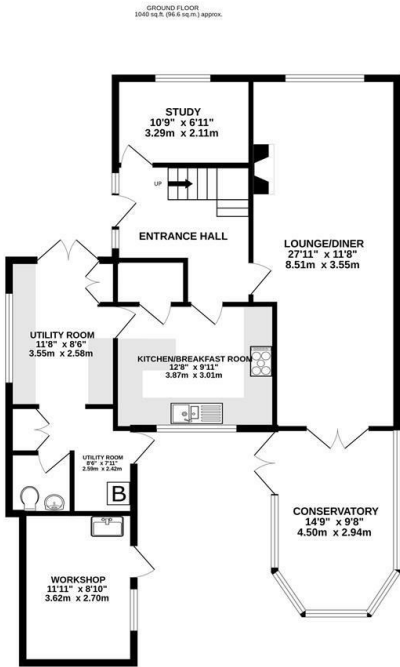
### Outside

To the front of the property there is a block paved driveway providing ample off street parking/caravan standing. There is also a lawned garden with mature planted borders.

A path gives access down the side of the property to the enclosed south facing garden which comprises a paved patio with steps up to a low maintenance garden area. Further steps rise up to lawn with mature planted borders and hedging.

There is also a useful attached workshop with sink, light and power. External power points and lighting are also provided.





TOTAL FLOOR AREA: 1880 sq.ft. (174.7 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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