



83 Loads Road,  
Holymoorside, S42 7ET

OFFERS IN THE REGION OF

£240,000

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WILKINS VARDY

OFFERS IN THE REGION OF

# £240,000

ATTRACTIVE SEMI BUNGALOW - THREE BEDS - SOUTH FACING REAR GARDEN - VILLAGE LOCATION

Situated in the village of Holymoorside is this delightful three bedroomed semi detached bungalow offering 669 sq.ft. of well appointed and neutrally presented accommodation, which includes a good sized living room, modern open plan kitchen/diner and a 4-piece bathroom. A detached single garage and attractive south facing rear garden complete the property.

The property is well placed for accessing the amenities in Walton and Brampton, and is readily accessible for transport links into Chesterfield Town Centre and towards the Peak District.

Don't miss the opportunity to make this lovely bungalow your own and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in Holymoorside.

- Delightful Semi Detached Bungalow in Sought After Village Location
- Good Sized Living Room
- 4-Piece Bathroom
- Detached Single Garage & Driveway Parking
- EPC Rating: TBC
- Three Good Sized Bedrooms, the Master Bedroom having Built-in Storage
- Modern Open Plan Dual Aspect Kitchen/Diner
- Brookfield School Catchment
- Attractive Gardens to the Front and Rear, the rear being South Facing

## General

Gas central heating (Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 62.1 sq.m./669 sq.ft.

Council Tax Band - B

Tenure - Freehold

Primary School Catchment Area - Walton Holymoorside Primary School

Secondary School Catchment Area - Brookfield Community School

A uPVC double glazed side entrance door with matching side panel opens into an ...

'L' Shaped Entrance Hall

## Bedroom Two

9'1 x 8'11 (2.77m x 2.72m)

A good sized front facing small double/single bedroom fitted with laminate flooring.

## Master Bedroom

13'1 x 10'6 (3.99m x 3.20m)

A spacious bay fronted double bedroom fitted with laminate flooring and having three built-in double wardrobes.

## Family Bathroom

Being part tiled and fitted with a 4-piece suite comprising a shower cubicle with mixer shower, deep soak bath, wash hand basin and a low flush WC.

Heated towel rail.

Tiled flooring.

## Bedroom Three

9'1 x 8'11 (2.77m x 2.72m)

A good sized single bedroom fitted with laminate flooring and having a window to the side elevation.

## Open Plan Kitchen/Dining/Living Room

### Living Room

14'0 x 10'6 (4.27m x 3.20m)

A good sized reception room fitted with laminate flooring.

Loft access hatch to fully boarded and insulated attic storage space.

Openings lead through into the ....

### Kitchen/Diner

19'4 x 7'6 (5.89m x 2.29m)

A dual aspect room fitted with a range of modern white base and drawer units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and induction hob with glass splashback and extractor hood over.

Space and plumbing is provided for a washing machine and a slimline dishwasher, and there is also space for a fridge/freezer.

Laminate flooring.

Roof lantern in the dining area.

A uPVC double glazed door gives access onto the rear of the property.

## Outside

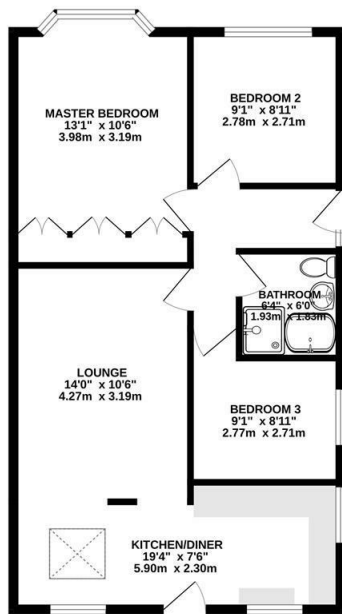
To the front of the property there is a lawned garden with rockery and hedged boundaries.

A tarmac driveway to the side of the property provides ample off street parking and leads to the detached single garage.

To the rear of the property there is a south facing garden comprising a paved patio, lawn with planted side borders and raised vegetable beds. There is also a garden shed.



GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

TOTAL FLOOR AREA: 669 sq.ft. (62.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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### 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, kitchen appliances, shower unit, 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 Community 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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