



33 Gallery Lane,
Holymoorside, S42 7ER

£335,000

W
WILKINS VARDY

£335,000

WELL APPOINTED DETACHED HOUSE - RE-FITTED KITCHEN - SOUGHT AFTER VILLAGE LOCATION

Located in the sought after village of Holymoorside is this three bedroomed detached house offering 852 sq. ft. of well appointed and neutrally presented living space which includes a spacious dual aspect lounge/diner and a modern re-fitted kitchen. The three bedrooms offer ample space for a growing family or those in need of a home office or guest room, and there is also a modern shower room. The property also benefits from a detached single garage and mature gardens.

Within Brookfield School catchment, the property is well placed for the various village amenities and readily accessible for the Town Centre and routes towards the Peak District.

- Well Appointed Detached Family Home in Sought After Location
- Spacious Lounge/Diner
- Modern Re-Fitted Kitchen with Integrated Appliances
- Three Good Sized Bedrooms
- Contemporary Shower Room
- Off Street Parking & Detached Single Garage with Store Room below
- Mature Gardens to the Front and Rear
- Brookfield School Catchment Area
- EPC Rating: D

General

Gas central heating (Baxi Solo Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 79.2 sq.m./852 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

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

'L' Shaped Entrance Hall

With staircase rising to the First Floor accommodation.

Lounge/Diner

22'4 x 12'4 (6.81m x 3.76m)
A spacious dual aspect reception room.

Re-Fitted Kitchen

11'9 x 8'0 (3.58m x 2.44m)
Fitted with a range of modern cream shaker style wall, drawer and base units with under unit lighting and complementary Corian work surfaces and upstands.
Inset stainless steel sink with mixer tap.
Integrated appliances to a dishwasher, washing machine, fridge/freezer, microwave oven, electric oven and hob with extractor hood over.
Antico flooring.
A uPVC double glazed door gives access to the side of the property.

On the First Floor

Landing

With loft access hatch having a pull down ladder to a part boarded roof space with lighting.
Built-in airing cupboard housing the hot water cylinder.

Bedroom One

12'11 x 10'11 (3.94m x 3.33m)
A good sized front facing double bedroom having a range of fitted bedroom furniture to include wardrobes, overbed storage units, bedside cabinets with display shelving above and drawer units.

Bedroom Two

10'10 x 9'3 (3.30m x 2.82m)
A rear facing double bedroom currently used as a study.

Bedroom Three

9'2 x 8'2 (2.79m x 2.49m)
A front facing single bedroom.

Shower Room

Having waterproof boarding to the walls and ceiling. Fitted with a contemporary 3-piece suite comprising of a walk-in shower enclosure with electric shower, semi recessed wash hand basin with storage below, and a concealed cistern WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

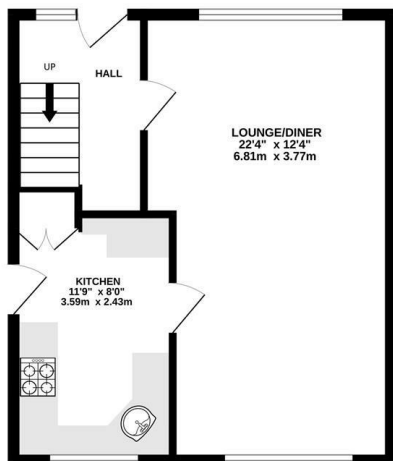
Outside

To the front of the property there is a driveway providing off street parking, leading to the Detached Single Garage having light, power and a Store Room with lighting below. There is a mature garden with steps leading down to a covered porch.

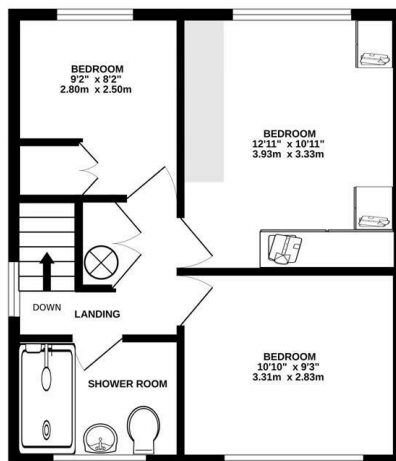
A path gives access down the side of the property to the enclosed rear garden where there is a central paved patio surrounded by mature and well stocked borders of plants, shrubs and conifers.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.2 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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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