



Holme Close, Holloway, DE4 5BE

We adore this spacious family home, which is located at the end of a quiet cul-de-sac and has elevated far-reaching views beyond the village to Bow Wood. Constructed in 1990, this home has a pretty rear garden, integral double garage, driveway parking for 2-3 vehicles and spacious rooms throughout.

On the ground floor, the lovely entrance hallway has doors through to the dining room (and on through to the sitting room and conservatory), the large kitchen, a study and ground floor WC. To the first floor are three double bedrooms (one en-suite), a fourth bedroom and family bathroom.

At the front, there is space for 2-3 vehicles to park on the driveway in front of the double garage. A wide and long dining patio on the right provides access to the rear garden, which is well-stocked with colourful plants and has a well-maintained lawn and summer house.

Holloway is a historic village with John Smedley's mill reputedly being the longest-running operational factory in the world, since 1784. The village has a community shop, church, primary school, renowned local butcher's Robin Maycock and the Chase cafe, popular with walkers and cyclists. The Jug & Glass pub is well-renowned and serves fantastic meals, whilst access onto the start of the High Peak Trail (which runs 20+ miles off-road up to Buxton, offering great walking and cycling) starts at High Peak Junction, just 0.7 miles away.

Matlock and Matlock Bath are only 4 miles away, whilst the market towns of Belper and Bakewell, plus Chatsworth House and the delights of the Peak District are all only a short drive away.

- Vacant possession and no upward chain
- Driveway parking for 2-3 vehicles
- Spacious rooms throughout
- Ofsted outstanding-rated primary school in village
- New windows in all rooms, March 2025
- Located at end of quiet cul-de-sac
- Full cavity wall insulation
- Integral double garage
- Pretty rear garden with summer house
- Wonderful 4 bedroom, 2 bathroom family home

£485,000

Holme Close, , Holloway, DE4 5BE

Front of the home

Situated at the end of a quiet cul-de-sac, enter the block paved driveway between two stone pillars. There is space for up to three vehicles to park in front of the wide double garage. There is a stone wall on the left, with a wide path to the rear garden, which has plenty of space for seating and a dining patio set. To the right is another stone wall, with decorative iron fence above and a path on this side of the house leads through to the rear garden too. The raised curving flower bed includes juniper and cypress trees. There are two outside lights and you enter the home through the part-glazed front door.

Entrance Hallway

The wide and welcoming hallway is carpeted and has space on the right for a table, seating or storage. The hallway has a radiator, two ceiling light fittings and - like all rooms - skirting boards and ceiling coving.

On the left, stairs lead up to the first floor and matching white panel doors with brass handles lead into the dining room (and through to the sitting room and conservatory), the kitchen, study and ground floor WC.

Dining Room

14'0" x 12'2" (4.29 x 3.73)

The large open-plan dining room and sitting room has a wide rectangular south-facing bay window with new uPVC windows fitted in March 2025. This room is carpeted and has a radiator and ceiling light fitting. There is plenty of room for a 6-8 seater dining table, sideboard and dresser.

Sitting Room

13'8" x 12'2" (4.19 x 3.72)

This lovely bright open space flows seamlessly through from the dining room and on through sliding patio doors into the conservatory. A gas fire sits upon a tiled hearth with cherry wood mantelpiece surround. The room is carpeted and has a radiator, ceiling light fitting and wall lights, with plenty of room for flexible layouts.

Conservatory

10'6" x 10'2" (3.21 x 3.12)

We all love this room, which has tall windows on all sides, with splendid views of the pristine rear garden. The conservatory has a tiled floor, pitched roof with ceiling light fitting, power points and double French doors out to the garden.

Kitchen

21'0" x 12'2" (6.42 x 3.73)

For a very long time, this large kitchen has had a dining table and chairs in the centre. Natural light pours in through the large north-facing window and two separate windows to the west. The room has a ceramic tiled floor and recessed ceiling spotlights.

On the right there is space for a fridge-freezer and then a tall cabinet with integrated double oven. The long, wide U-shaped worktop has an integral four-ring electric hob with brushed chrome extractor fan above. The integral 1.5 stainless steel sink and drainer with chrome mixer tap is situated beneath that wide window, looking out over the rear garden. There are a range of low-level cabinets and drawers including space and plumbing for a dishwasher. The worktop has tiled splashbacks and there are several high level wall-mounted cabinets above.

Beyond the half-glazed door to the rear garden is another worktop with space and plumbing below for a washing machine and tumble dryer. There is a boiler above and tall fitted cupboard in the left-hand corner.

Study

10'1" x 6'11" (3.08 x 2.12)

With a tall window towards the rear garden, this room has a door to the garage and there is space for a desk and additional office furniture. The room is carpeted and has a radiator and ceiling light fitting.

Ground Floor WC

This carpeted room has a ceramic WC, ceramic pedestal sink with chrome mixer tap, radiator and ceiling light fitting.



Stairs to first floor landing

Carpeted stairs with a banister and decorative spindles on the right lead up to the galleried L-shaped landing. There is a loft hatch and ceiling light fitting overhead and a large storage cupboard with shelving.

Matching panelled doors with brass handles lead into the bathroom and four bedrooms. We will list the bedrooms clockwise as shown on the floor plan.

Bathroom

9'0" x 6'0" (2.75 x 1.85)

With a vinyl floor and large square frosted double-glazed window, the room has a four piece bathware set. On the left, the bath has chrome taps. There is a ceramic WC with integral flush, bidet and a ceramic pedestal sink with chrome taps. The room also includes a radiator, extractor fan, ceiling light fitting and shaver point. The bottom half of the walls are tiled and the top half are painted.

Bedroom Two

10'1" x 9'3" (3.09 x 2.83)

At the rear of the home, with tremendous views north-west to Bow Wood and over the rear garden, this carpeted double bedroom has a radiator and ceiling light fitting.

Bedroom Four

10'1" x 7'0" (3.09 x 2.14)

This good sized single bedroom also has views to Bow Wood. It would make a great nursery or additional home office and is carpeted, together with having a ceiling light fitting and radiator.

Bedroom Three

13'6" x 12'1" (4.13 x 3.7)

Also situated at the rear, this L-shaped carpeted bedroom has a radiator and ceiling light fitting.

Bedroom One

12'1" x 11'10" (3.69 x 3.61)

With a wide south-facing window, this very large double is located at the front of the home. The internal hallway to the en-suite has an additional window on the left and fitted wardrobes with hanging rails and shelving on the right. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom One en-suite

5'9" x 6'0" (1.77 x 1.83)

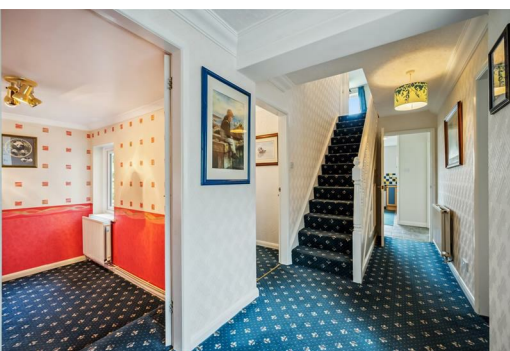
The large modern cubicle on the right has a pivoting glass door. It houses a Mira electric shower and has a tiled surround. There is a ceramic WC with integral flush, ceramic pedestal sink with chrome taps and a frosted double-glazed window. The carpeted room also has a radiator, extractor fan and ceiling light fitting.

Rear Garden

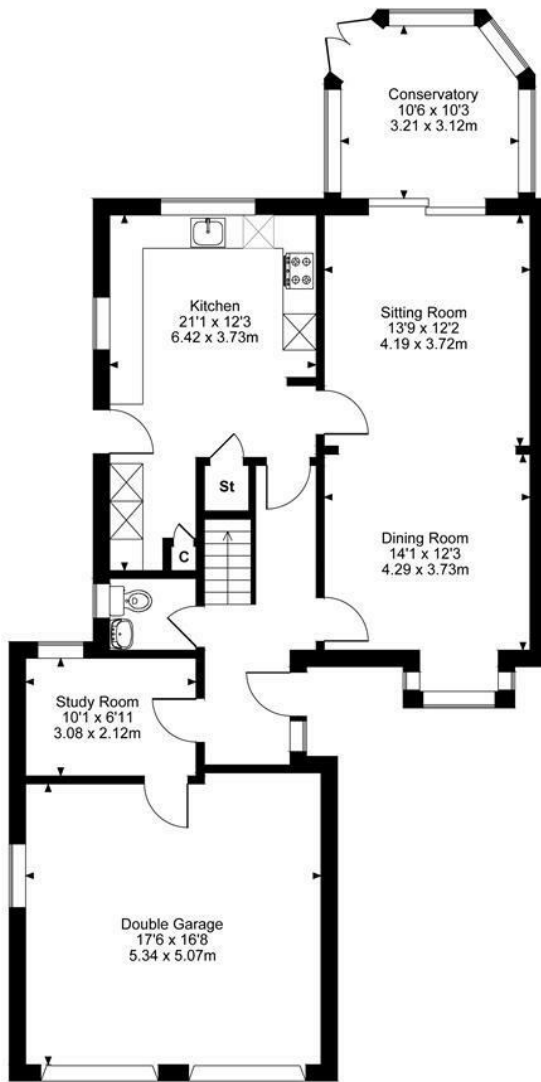
This delightful rear garden is a gardener's paradise, having been lovingly maintained over three decades. There is a neat U-shaped lawn with planted borders packed with colourful plants and trees including a Japanese maple, viburnum and ginkgo biloba.

Accessed via paths on both sides of the home and from the conservatory, the wide path beside the kitchen has plenty of room for seating and a dining patio set. There is also room beside the conservatory to sit or dine. In the top corner is a wooden summer house, with a tall yew tree bush forming the left-hand border. There is a dry stone wall at the far end and timber fence on the right.

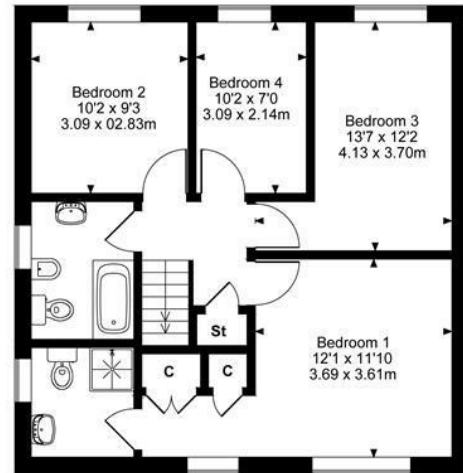
This is a pretty and fragrant sanctuary at the back of this lovely home, with plenty of space for children to play too.



24 Holme Close
Approximate Gross Internal Area
153 Sq M / 1647 Sq Ft



GROUND FLOOR



FIRST FLOOR

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 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	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315