



8 Hall Farm, Searston Avenue, Holmewood, S42 5QL
£175,000



*** Stunning Barn Conversion *** Two Double Bedrooms *** Immaculately Presented *** Stylishly Refitted Kitchen *** Immaculate Bathroom *** Lounge/Dining Room with rear Aspect *** Ground Floor WC *** Enclosed Garden *** Off Street Parking plus Car Port

W T Parker are delighted to offer to the market this stunning barn conversion in a select development of similar dwellings.

The property itself is immaculately presented throughout and boasts a practical and well proportioned living space which has undergone modernisation by the current owners. Internally, there are two double bedrooms, a modern bathroom with white suite and underfloor heating, a lounge/dining room with rear aspect, stylishly refitted kitchen with appliances along with ground floor w.c. To the rear of the property, there is an enclosed garden along with ample parking to the front of the property as well as a car port.

The village of Holmewood is highly regarded and boasts ease of access to a wealth of amenities to include shops, schools and public transport. It is also ideally positioned for those requiring access to the motorway as junction 29 is easily accessible.

The property is ideal for first time buyers and people looking to make the next step in their property journey.

Call now to view 01246 232156



GROUND FLOOR

Entrance Hallway

16'4" x 6'7" (4.98 x 2.01)

Beautifully presented with wood effect laminate flooring, radiator and access to the Kitchen, Living/Dining Room, Rear Garden, Downstairs WC and First Floor via stairs. A storage cupboard is also available underneath the stairs.

Living/Dining Room

9'10" x 10'5" (3.01 x 3.18)

A spacious Living/Dining Room located to the rear of the property. It has wood effect laminate flooring, Double glazed window overlooking the Rear Garden with radiator below. Access is given to the Kitchen along with wooden French Doors leading out to the Entrance Hallway.

Downstairs W.C.

5'8" x 3'4" (1.73 x 1.02)

Located under the stairs to the rear of the property. It has tiled flooring, a low flush WC, pedestal wash basin and extractor fan.

Kitchen

6'1" x 16'10" (1.86 x 5.14)

The Kitchen is a good size and is located to the front of the property. It has tiled flooring, radiator and double glazed window. There are ample wall and base units with oak effect worktop. Also on offer is a large ceramic sink with drainer and mixer tap. There is undercounter space for washing machine and a separate fridge and freezer. Integrated appliances include electric oven and gas hob with extractor fan over. The boiler is also housed in the Kitchen.

FIRST FLOOR

Landing

10'6" x 6'3" (3.22 x 1.91)

The Landing is carpeted and provides access to both Bedrooms and the Bathroom.

Bedroom One

7'3" x 17'4" (2.21 x 5.30)

Located to the front of the property is the spacious double bedroom which has carpeted flooring and double glazed window with radiator under. It also benefits from modern wooden panelling.

Bathroom

5'1" x 8'6" (1.56 x 2.60)

A spacious bathroom which has tiled flooring and walls alongside a chrome heated towel rail. There is a three piece bathroom suite which includes a low flush WC, pedestal wash basin and large bath with shower over connected to the main central heating.

Bedroom Two

8'7" x 17'4" (2.64 x 5.30)

A spacious double bedroom located to the rear of the property which has carpeted flooring and double glazed window with radiator opposite.

EXTERNAL

Front

The access to the property is breath-taking and boasts a number of converted barns. Nestled in the corner is this property which is stone built and is simply stunning. Parking is available directly in front of the property alongside a car port to the side.

Rear Garden

A good sized Rear Garden which is fully enclosed and has a good sized lawned area with small patio and storage unit.

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information

available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

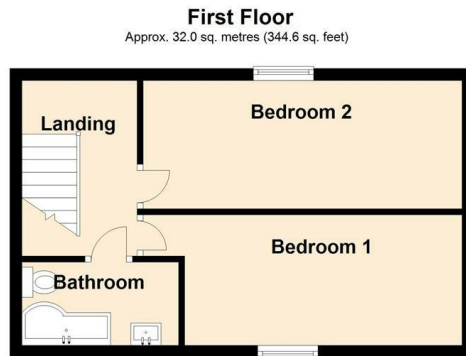
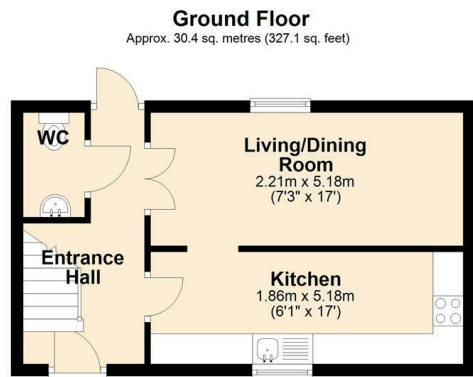
5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 62.4 sq. metres (671.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		90
(81-91)	B		
(69-80)	C	73	
(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



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