



92 New Road, Holymoorside, Chesterfield, S42 7EN
£575,000



* DETACHED FAMILY HOME * FOUR GOOD SIZED BEDROOMS * 2 x LOUNGES * SEPARATE DINING ROOM * 2 X KITCHENS * BATHROOM * EXCEPTIONALLY GOOD SIZED CORNER PLOT * DOUBLE GARAGE AND AMPLE OFF STREET VEHICULAR STANDING * NO UPWARD CHAIN

W T Parker Estate Agents are honoured to receive instructions to act in the sale of this charming property located in Holymoorside, Chesterfield.

Gardens to the property wrap around providing privacy and beautiful views beyond.

Internally, the property briefly comprises to the ground floor: entrance lobby with access to both kitchens, Dining room, three sitting rooms, WC, Shower Room and a Utility Room. To the first floor there are four good sized bedrooms and a bathroom.

As mentioned previously, the gardens are a particular feature of the property and are mainly laid to lawn and provides access to the spacious integrated double garage.

The property is offered to the market with NO UPWARD CHAIN.

Call now to view 01246 232156



GROUND FLOOR

Entrance Hallway

The Entrance Hall is extremely spacious and provides access to all of the ground floor rooms. It is carpeted and benefits from three storage cupboards, one of which houses one of the two boilers.

Living Room

10'11" x 19'3" (3.35 x 5.87)

The Living Room is Extremely spacious, it is located to the rear of the property and has carpeted flooring and 1 large double glazed window and a floor to ceiling double glazed window also.

Kitchen 2

10'11" x 14'5" (3.35 x 4.40)

The second Kitchen diner is a really good size. This is also located to the rear of the property. It has wood effect flooring and a large double glazed window. There are ample wall and base units which incorporate a worktop with single sink and drainer. There is an electric oven and hob also present.

Sitting Room/Bedroom

9'11" x 10'3" (3.04 x 3.14)

A spacious room located to the front of the property. It has carpeted flooring, double glazed window and integrated wardrobes. This room has previously been used as a fifth bedroom.

Shower Room

6'4" x 7'0" (1.95 x 2.15)

The Shower Room is located to the front of the property and has vinyl flooring, tiled walls and a double glazed window with obscured glass. On offer is a low flush WC, pedestal wash basin with storage below and a corner shower cubicle.

Kitchen Diner

17'11" x 14'3" (5.48 x 4.35)

The open plan Kitchen Diner boasts dual aspect windows allowing ample light in. The flooring is carpeted and access is given to the first floor via stairs. There is a large wooden sliding door which can block off the Entrance Hallway if required. The Dining room also has a double glazed door leading out to the rear garden and patio. The Kitchen area has tile effect flooring and ample wall and base units. Integrated appliances include a double oven and sink with mixer tap. The Kitchen is open plan with the Dining area. There is a double glazed window overlooking the front of the property.

Utility Room

14'7" x 6'5" (4.46 x 1.98)

The Utility Room is another great area, the flooring is tile effect vinyl and there is space and plumbing for a washing machine and the second boiler is also housed here. There is a double porcelain sink and a large double glazed window as well as pantry, ideal for storage. Access is also given out to the front of the property via uPVC door.

Lounge

26'6" x 13'11" (8.09 x 4.26)

The Lounge is the largest room in the house. It is carpeted flooring and large double glazed windows with access out to the rear garden. There is a beautiful exposed stone wall which has a working gas fire. Access is then given to the Snug area and downstairs WC. Please note that underneath the carpet is parquet flooring.

Snug

5'0" x 6'6" (1.54 x 1.99)

This is carpeted and located to the front of the room. It has a double glazed window and access to the W.C.

WC

5'7" x 3'10" (1.71 x 1.17)

This has a double glazed window, Low flush WC and wash basin.

FIRST FLOOR

Landing

This is carpeted and provides access to an airing cupboard with shelves above the stairs, all four bedrooms and the bathroom. There is a double glazed window which overlooks the front of the property.

Bedroom One

15'3" x 13'11" (4.65 x 4.26)

A very spacious double bedroom which has carpeted flooring, large double glazed window overlooking the Rear Garden and fully integrated floor to ceiling wardrobes which also uncover a pedestal wash basin.

Bedroom Two

8'9" x 8'9" (2.68 x 2.68)

A spacious double bedroom located to the rear of the property. It has carpeted flooring and large double glazed window.

Bathroom

5'10" x 7'1" (1.78 x 2.18)

A good sized bathroom which is located to the rear of the property. It has tiled flooring and part tiled walls alongside a double glazed window with obscured glass. There is a low flush WC, pedestal wash basin and bath tub.

Bedroom Three

7'6" x 8'9" (2.29 x 2.68)

A spacious double bedroom to the front of the property which has carpeted flooring and a large double glazed window.

Bedroom Four

7'6" x 9'2" (2.29m x 2.81m)

A spacious double bedroom to the front of the property which has carpeted flooring and a large double glazed window.

EXTERNAL

Front

The property is beautifully presented. The front of the property is

accessed through a gate and some stone steps lead you down through the front garden to the entrance to the property. Also at the front are steps up to another patio area and close to the property is a further patio ideal for outside dining.

Rear Garden

There is a large driveway leading up the rear of the property to the generous double garages located underneath the property. To the rear of the property is a good sized patio and the property is surrounded by beautiful plants and trees including lovely green grass and views across Holymoorside.

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.

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







Total area: approx. 206.9 sq. metres (2227.6 sq. feet)

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			
		54	70
England & Wales		EU Directive 2002/91/EC	



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