



Edge O Moor Harewood Road, Holymoorside, Chesterfield, S42 7HT
Guide Price - £850,000 - £875,000



GUIDE PRICE £850,000 to £875,000

Nestled on Harewood Road in the charming village of Holymoorside, Chesterfield, this detached bungalow is a true gem waiting to be discovered. Boasting a spacious reception room, four cosy bedrooms, and two modern bathrooms, this property offers comfort and style in abundance.

The high specification finish throughout the home adds a touch of luxury, while the deceptively large layout provides ample space for all your needs. Imagine waking up to the spectacular views across the woodland, basking in the sun trap that this property offers.

With parking for multiple vehicles, a double detached garage, and a one-bedroom annexe above, there is no shortage of space for guests or hobbies. The scenic driveway leads to generous gardens, perfect for enjoying the outdoors and entertaining friends and family.

Located just a stone's throw away from Chesterfield town centre, this property combines the tranquillity of village life with the convenience of city amenities. Don't miss out on the opportunity to make this amazing property your new home sweet home.

Call now to view 01246 232156



GROUND FLOOR

Entrance Hallway

A stunning and welcoming space which has wood effect laminate flooring, uPVC door leading out to the front of the property. Access is given to the Living Room, Kitchen Diner, two Store Cupboards, Shower Room, Bathroom and Bedrooms One to Three.

Living Room

18'11" x 14'4" (5.77 x 4.38)

Beautifully presented to the front of the property. It boasts wood effect laminate flooring, wood burner in the stone Chimney breast as well as 2 sets of Bifold Doors, One set is located to the front of the property overlooking the front gardens and Driveway whilst the other is overlooking the stone patio with far reaching views over Woodland.

Kitchen Diner

11'9" x 20'0" (3.60 x 6.12)

The Kitchen is also located to the front of the property. It has beautiful Stone Resin flooring, 2 double glazed windows and double glazed Bifold doors leading out to the front of the property. It boasts ample wall and base units with modern Island counter incorporating a 5 ring gas hob with stylish extractor fan above. There is a sunken 1.5 sink and drainer with mixer tap, integrated double oven and microwave and space for a large fridge freezer. Access is also given to the Utility Room.

Utility Room

6'6" x 10'6" (1.99 x 3.21)

The Utility Room is located to the rear of the property and has tiled flooring, numerous wall and base units with Oak worktop, sunken Belfast ceramic sink, double glazed window, uPVC Door leading out to the side of the property. There is also space and plumbing for a washing machine.

Bedroom One

15'11" x 11'5" (4.87 x 3.49)

This is a spacious double bedroom located to the rear of the property. It has carpeted flooring, double glazed window alongside large double glazed French Doors providing access out to another patio area with the spectacular far reaching views.

Bathroom

9'11" x 5'5" (3.03 x 1.67)

A beautifully tiled bathroom is located to the rear of the property. It has a small double glazed window with obscured glass, stand alone, roll top bath with mixer tap and shower head, low flush WC, floating wash basin with storage below and large shower cubicle with rain shower head and hand held shower head also.

Bedroom Two

14'2" x 9'11" (4.34 x 3.04)

This bedroom is also a large double bedroom located to the rear. It boasts carpeted flooring and 2 double glazed windows, one with a radiator below. There is also a double glazed door leading out to the gardens.

Shower Room

6'6" x 8'5" (2.00 x 2.59)

Located toward the front of the property with part tiled walls and flooring is the Shower Room. It has a gold heated towel rail, double glazed window with obscured glass, low flush WC and modern black sink with gold mixer tap above.

Bedroom Three

8'2" x 10'7" (2.51 x 3.24)

A good sized double bedroom to the side of the property. It has carpeted flooring and a large double glazed window with radiator below.

FIRST FLOOR

Bedroom Four

14'11" x 9'11" (4.55 x 3.04)

The fashionable spiral staircase provides access to the fourth double bedroom. It has carpeted flooring three double glazed windows with outstanding views and radiator below along with access into the eaves of the property which are ideal for storage.

EXTERNAL

Double Garage

A spacious double garage is on offer which can accommodate up to 2 vehicles. Above the garage and accessed to the side via a uPVC door is the Annexe above.

Annexe - Living Room

11'3" x 16'11" (3.45 x 5.16)

A spacious living area which has carpeted flooring, radiator and 2 large double glazed windows.

Annexe - Kitchen

9'3" x 4'11" (2.84 x 1.50)

With wood effect laminate flooring base units for storage, oven, 2 ring electric hob and single sink with mixer tap above.

Annexe - Bedroom

10'4" x 12'2" (3.16 x 3.72)

A spacious double bedroom located to the front of the Annexe with carpeted flooring, radiator and double glazed window. There is also access to a small walk in wardrobe with storage.

Annexe - Shower Room

6'1" x 6'11" (1.86 x 2.12)

A good sized kitchen which has vinyl flooring, low flush WC, sink with storage below, chrome heated towel rail and large shower cubicle.

Gardens & Driveway

Set in the picturesque Holymoorside woodland. The drive up to the property is through Woodland, The driveway to the property then elevates you above the trees and into a stunning green garden with breath taking views. There are multiple lawns on offer including 2 ponds and patios allowing you to soak up the surroundings. The whole place is somewhere you can enjoy spending time and boasts privacy.

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.

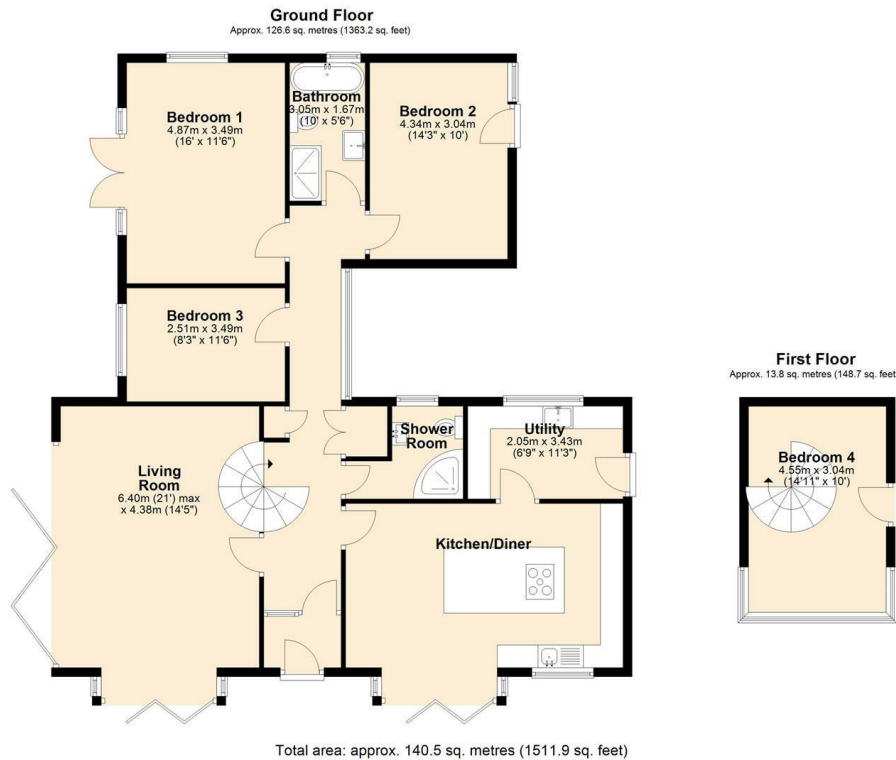
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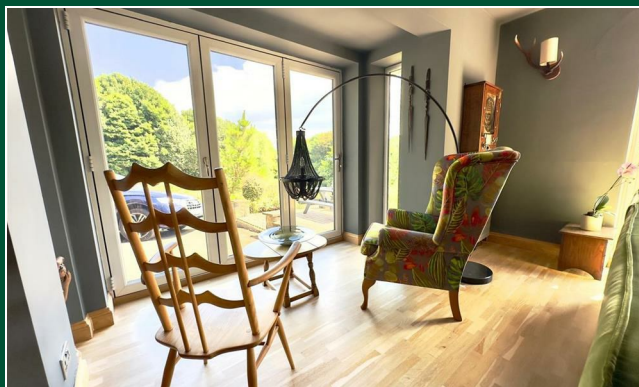
7.Alterations to the details may be necessary during the marketing without notice.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		76
(81-81)	B		
(69-80)	C	67	
(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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