



**w****ards**  
estate agents

**8 Yeldersley Close**

Holme Hall, Chesterfield, S40 4LG

**Guide price £315,000**



## 8 Yeldersley Close

Holme Hall, Chesterfield, S40 4LG

Guide Price £315,000 - £325,000

Internal Viewing is imperative to fully appreciate this absolutely stunning **THREE DOUBLE BEDROOM/TWO BATHROOM DETACHED BUNGALOW** which has been sensitively adapted & extended with fittings to an exceptional high standard. Situated within an enviable cul de sac in this very sought after residential location which is within easy access of local shops, amenities, schools & bus routes. Holmebrook Valley Park, Linacre Reservoirs and the National Peak Park are close by. Main commuter links including the M1 J29 and Train Station are within proximity.

Deceptively spacious and meticulously decorated interior benefits from Gas central heating with a Combi boiler and uPVC double glazing, fascias & soffits. Accommodation includes entrance hall/garden room, Integrated Kitchen, reception room, two double bedrooms and exquisite family bathroom with 4 piece suite.

Self Contained further accommodation perfect for ancillary living, home working space, holiday let or additional family living space consists of living room with spacious kitchen area, double bedroom and superb shower room.

Fully landscaped gardens to the front with low maintenance cobbled stone area with central rockery having mature shrubs. Ample car standing spaces are provided on the block paved driveway. Beautifully maintained privately enclosed rear gardens which are perfect for outside social entertaining with conifer screen hedge, York stone patio. Plum slate area around a further paved sun terrace. Well laid lawns and Summer House.







### Additional Information

Gas Central Heating-Worcester Bosch- serviced  
uPVC double glazed windows/fascias/soffits and end ridges  
Cavity Wall Insulation  
Separate Electricity supply to the garage conversion/annex  
Building Regulation Completion Certificate available for extension.  
Gross Internal Floor Area - 106.4 Sq.m/ 1145.2 Sq.Ft.  
Council Tax Band - C  
Secondary School Catchment Area- Outwood Academy Newbold

### Entrance Hall/ Garden Room

20.9" x 8'0" (6.10m.2.74m x 2.44m)

Impressive reception entrance area with a very calming ambience. Front Composite door. Double uPVC french doors to the rear garden and door to the side additional accommodation. Tiled floor and radiator.

### Superb Integrated Kitchen

10'5" x 8'9" (3.18m x 2.67m)

Comprising of a full range of base and wall units with complimentary work surfaces, inset composite sink with mixer tap & feature tiled splash backs. Integrated Oven, Hob and Extractor Fan. Space for washing machine and fridge/freezer. Side uPVC door to Conservatory area.

### Reception Room

17'10" x 12'10" (5.44m x 3.91m)

Subtly decorated and having a rear aspect window with view over the gardens. Unique Feature Slate Wall with Oak inset lintel, Sandstone hearth and inset log effect electric fire.



### Inner Hall

6'1" x 2'8" (1.85m x 0.81m)

Access via a retractable ladder to the insulated loft space.

### Front Double Bedroom One

12'6" x 11'8" (3.81m x 3.56m)

A beautifully decorated and presented main bedroom with a full range of quality wardrobes with surplus hanging and shelving space.

### Front Double Bedroom Two

9'11" x 9'6" (3.02m x 2.90m)

Front aspect window and range of built in wardrobes.

### Exquisite Family Bathroom

10'1" x 8'9" (3.07m x 2.67m)

Comprising of a luxury four piece suite which includes free standing bath with free standing shower hose attachment, shower cubicle with feature brick style tiling and mains shower, bidet, low level WC and wash hand basin set upon an attractive vanity cupboard having marble top. Useful linen storage cupboard. Worcester Bosch Combi Boiler.







## Reception Room

7'11" x 7'6" (2.41m x 2.29m)

A light and airy living space with French doors onto the rear patio and gardens. Down lighting. Adaptable for a variety of use including ancillary living or home working.

## Kitchen Area

10'6" x 8'5" (3.20m x 2.57m)

Side obscured glazed uPVC door into the Garden Room. Space for fridge freezer and microwave facility.

## Front Double Bedroom Three

11'0" x 8'6" (3.35m x 2.59m)

Front aspect window. Sliding access door

## Impressive Shower Room

9'6" x 2'11" (2.90m x 0.89m)

Attractively tiled and consisting of a shower cubicle with electric shower, low level WC and wash hand basin set within a lovely Walnut vanity unit.

## Outside

Fully landscaped gardens to the front with low maintenance cobbled stone area with central rockery having mature shrubs. Ample car standing spaces are provided on the block paved driveway. Beautifully maintained privately enclosed rear gardens which are perfect for outside social entertaining with conifer screen hedge, York stone patio. Plum slate area around a further paved sun terrace. Well laid lawns and Summer House.



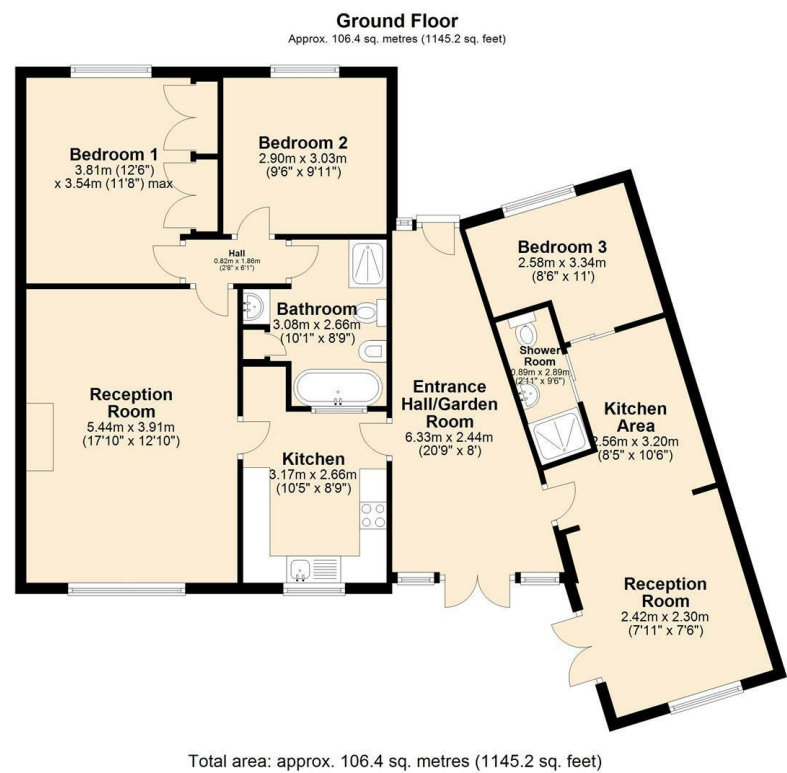
## School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.



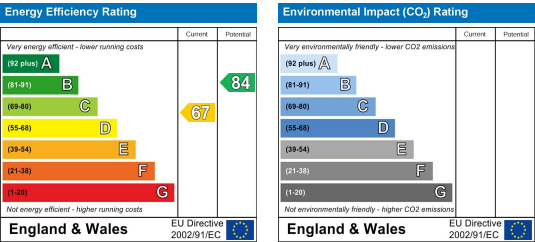
Floor Plan



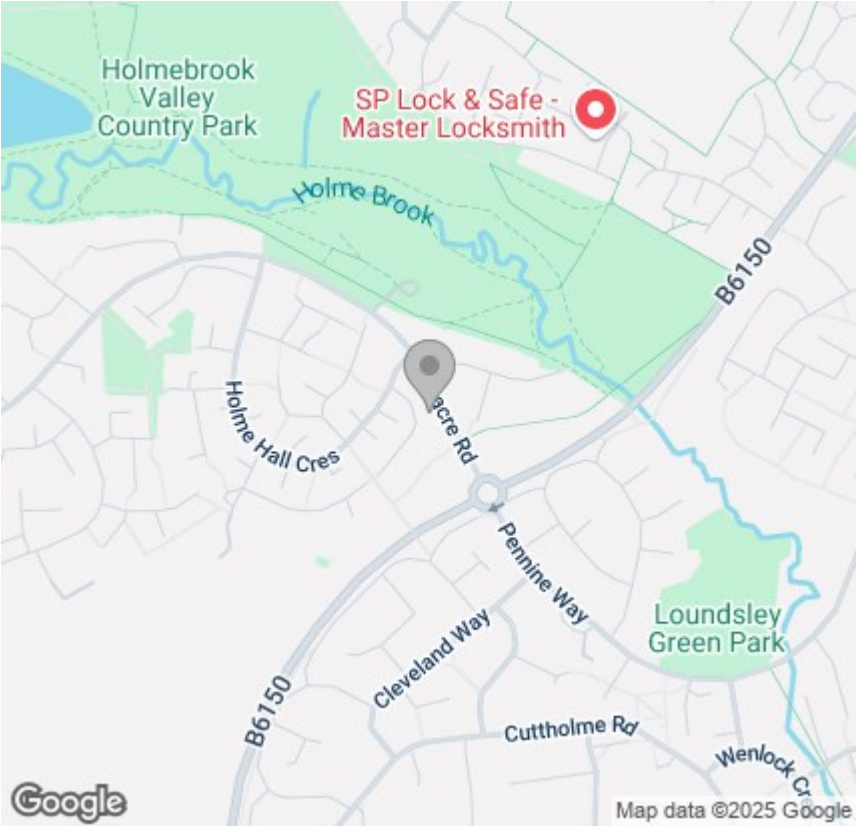
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

