



wAards
estate agents

Gillfield Millthorpe Lane

Holmesfield, Chesterfield, S18 7SA

£895,950

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It is our pleasure to present this Stunning Extended THREE DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOME with spectacular panoramic rear West facing views over the rolling countryside towards the Cordwell Valley! Impressive 'Barn Style' Vaulted Family Reception Room with feature Mezzanine Floor!! Internal viewing is imperative to be able to fully appreciate this well proportioned and extremely versatile property!

Enviably situated with a strong roadside presence the property is nestled in the heart of the highly regarded location on the fringe of the National Peak Park surrounded by open countryside and with a host of local amenities, renowned schooling & local hostelryes. Easy access to Sheffield, Dronfield, & Chesterfield.

Impeccably presented interior benefits from gas central heating (Combi boiler) and uPVC double glazing and comprises of front entrance hall, two front double bedrooms, contemporary family shower room and breakfast kitchen with useful loft room above, superb utility room. Principal double bedroom with dressing area and luxury en suite bath/wet room with 4 piece suite.

Front driveway which provides ample car parking spaces for several vehicles and well established mature gardens.

Absolutely spectacular rear landscaped gardens with mature rockery area having a substantial decking area which is perfect for outside family & social entertainment! Stretch of manicured lawns and feature corner pond. Stone patio to the side and leading onto the rear with marvellous views! Mature trees and glorious set raised flower beds with an abundance of seasonal plants and flowering bulbs. Low maintenance multi colour pebble area with sleeper borders. Garden shed, outside electrical socket and water tap.

Additional Information

Gas Central Heating- Vaillant Combi Boiler (serviced)
uPVC Double Glazed Windows- leaded to the front
Gross Internal Floor Area -175.4 Sq.m /1887.6 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area-Dronfield Henry Fanshawe School

Entrance Hall

13'10" x 5'10" (4.22m x 1.78m)

Approached via a double glazed uPVC entrance door. Fitted library shelving and Amtico flooring.

Front Double Bedroom Two

12'8" x 11'11" (3.86m x 3.63m)

Front aspect bay window overlooking the front gardens, two further side aspect windows. Picture rail & coving.

Front Double Bedroom Three

11'10" x 11'9" (3.61m x 3.58m)

A second double front double bedroom again with front garden views.





Contemporary Shower Room

7'9" x 6'11" (2.36m x 2.11m)

Comprises of a corner shower cubicle with mains shower, bidet, pedestal wash hand basin and low level WC. Chrome heated towel rail.

Breakfast Kitchen

13'10" x 10'11" (4.22m x 3.33m)

Fitted with a range of modern style wall and base units with complimentary Granite work surfaces & upstands with inset sink. Breakfast Bar. Integrated Double Oven, Warming Drawer and Induction Hob. Integrated dishwasher. Rear aspect window with glorious views. Open staircase leads from the kitchen to the useful Loft Room. Pocket door from the Inner Hallway into the Utility.

First Floor Loft Room

17'9" x 10'6" (5.41m x 3.20m)

A useful loft room with two double glazed Velux windows and access to surplus amounts of eaves storage space. Currently used as office/home working space.

Inner Hall

5'10" x 2'10" (1.78m x 0.86m)

Access to the Utility

Utility Room

12'3" x 9'8" (3.73m x 2.95m)

Complete with a superb lantern roofline and a comprehensive range of storage cupboards and base unit with inset stainless steel sink unit and additional drawers. Space for washer and dryer. Vaillant Combi Boiler(serviced) French doors to the front driveway and gardens. Large access hatch provides access if required into the Reception Room.

Impressive Vaulted Reception Room

27'4" x 16'3" (8.33m x 4.95m)

Splendid vaulted 'Barn Style' family Reception Room which has to be viewed to be fully appreciated! Glazed Oak staircase leads down from the kitchen into this fabulous open plan family living/dining space with quality engineered oak flooring, feature radiators and superb feature fireplace wall with inset log burner. Bi-fold doors lead both into the Conservatory and onto the rear gardens. Staircase leads to the Stunning Mezzanine Floor.

Stunning Mezzanine Floor

16'3" x 11'2" (4.95m x 3.40m)

A fabulous additional living space with feature glazed balcony and superb arch window with spectacular panoramic countryside views.

uPVC Conservatory

12'10" x 9'5" (3.91m x 2.87m)

French doors lead onto the landscaped gardens. Bi-fold internal doors lead into the Superb Vaulted Family Reception Room.

Principal Double Bedroom

12'10" x 11'6" (3.91m x 3.51m)

A beautifully presented, light & airy main double bedroom which enjoys superb views over the gardens and further afield over the rolling countryside. Side and rear aspect windows. Dressing Area with a full range of fitted wardrobes with sliding doors. Door to the Luxury En Suite.

Exquisite En-Suite Shower Room

11'10" x 4'9" (3.61m x 1.45m)

Being partly tiled and comprising of a 'Wet Showering Area' having a mains shower. Large free standing bath with separate showering attachment, low level WC and wash hand basin which is seated upon a vanity unit. Tiled floors, mirror with feature lighting.



Outside

Front low stone boundary walling with driveway which provides ample car



parking spaces for several vehicles. Substantial boundaries and raised mature beds with well established plants, shrubs and flowers. Absolutely spectacular rear landscaped gardens with mature rockery area having a substantial decking area which is perfect for outside family & social entertainment! Stretch of manicured lawns and feature corner pond. Stone patio to the side and leading onto the rear with marvellous views! Mature trees and glorious set raised flower beds with an abundance of seasonal plants and flowering bulbs. Low maintenance multi colour pebble area with sleeper borders. Garden shed, outside electrical socket and water tap.



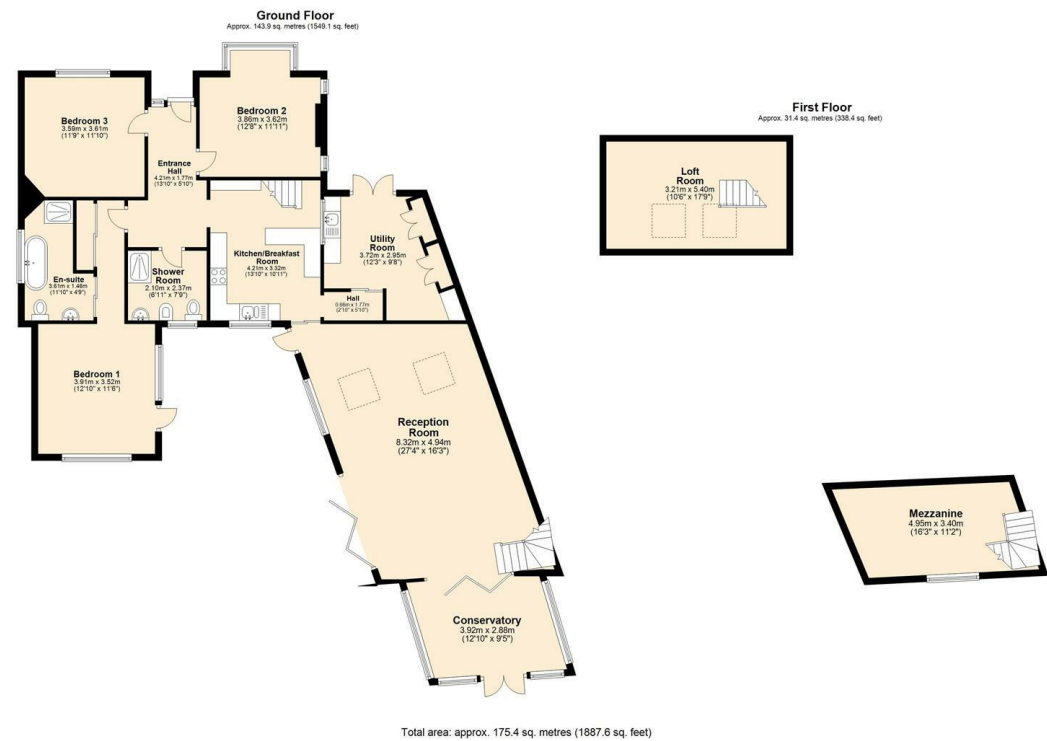
School catchment areas

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.



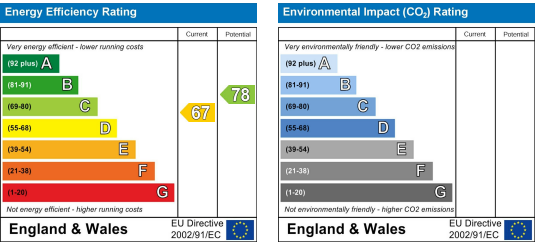
Floor Plan



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.

