



9 Gallery Lane, Holymoorside, S42 7ER
£550,000

Situated on the outskirts of Chesterfield in the picturesque village of Holymoorside is this delightful, detached family property set across three floors with delightful open countryside and woodland views throughout. The property has been lovingly modernised to have plenty of space for family entertaining and socialising. The accommodation offers: Five bedrooms, (one of which is being used as a reception room). Bedroom one has an en-suite and balcony; lounge; open-plan kitchen-living-diner with stunning far-reaching views; family shower room and and lower-floor WC. There is ample off-road parking and a detached garage.

Holymoorside is a sought after village on the edge of the Peak District National Park yet within easy reach of Chesterfield. The village is surrounded by delightful open countryside where there are many fine walks and the village still retains a village identity with many local societies and clubs. Amenities include local shop, part time post office, pubs, tennis courts, bowling green, playing fields and Churches and there is an excellent primary school. Ideally located for the towns of Chesterfield (2.5Miles), Bakewell (9.5 miles) and Matlock (10 miles) and within commuting distance of Sheffield, Derby, Nottingham, Manchester and the M1 motorway



Entering the property via a modern UPVC double-glazed entrance door, which opens to:

ENTRANCE HALLWAY 3.79m x 1.89m

A light and airy entrance hallway with front-aspect windows, Karndean flooring in a parquet design, and a split-level staircase rising to the first-floor accommodation and descending to the lower-floor accommodation. A panelled door opens to:



RECEPTION ROOM / BEDROOM FIVE 3.83m x 2.38m

Having front-aspect windows with views over the front garden and driveway. There is a central heating radiator. A staircase descends to:

LOWER-FLOOR HALLWAY 3.73m x 1.90m

With Karndean flooring continuing from the ground-floor hallway, and with additional hanging storage. A wooden door opens to:



LOWER-FLOOR WC 2.69m x 0.97m (maximum measurements)

An under-stair WC with marble-effect tiles to the floor; rear-aspect double-glazed picture window with obscured glass; close-coupled WC; modern circular wash hand basin with mixer tap set within a vanity unit; wall-mounted mirror; and a central heating radiator. From the hallway, a glass-paned door opens to:

LOUNGE 5.97m x 5.40m (maximum measurements)

An extended living space enjoying dual-aspect views and patio doors leading to the rear garden. Karndean flooring continues in the room, and there is a feature fireplace with stone hearth and surround, with space for a log-burning stove. There is a Sky aerial point and two central heating radiators, a door opens to:



KITCHEN-LIVING-DINER 8.27m x 6.45m

An exceptionally spacious room, enjoying dual-aspect views through picture windows and two sets of patio doors opening onto the garden. Within the kitchen are cupboards and drawers set beneath a white marble worksurface and splashback. Set within the worksurface is a two-bowl sink with mixer tap, and a four-ring Neff induction hob with extractor fan over. Integrated appliances include a twelve-place-setting dishwasher, and two eye-level Neff electric ovens and plate-warmer. There are wall-mounted storage cupboards. There is space for a free-standing fridge-freezer. The living space has rooflight windows, flooding



the room with natural light, and a feature log-burner set on a marble base. There is an internet connection point and wooden flooring. The room is illuminated by downlight spotlights, a wooden door leads to:

UTILITY ROOM / PANTRY 2.82m x 2.45m

Offering handy additional space and storage, with cupboards, drawers, and open-display shelving. Set beneath a worksurface is space and connection for a washing machine and tumble dryer.

From the entrance hallway, a staircase rises to:



FIRST FLOOR LANDING 4.33m x 3.04m

With Karndean flooring, loft access hatch, and cupboard housing the Worcester boiler which provides central heating and hot water to the property. Wooden doors open to:

BEDROOM ONE 4.74m x 3.64m

Enjoying rear-aspect views through double-glazed patio doors leading to the balcony, overlooking the rear garden to the exceptional far-reaching woodland views and open countryside beyond. There is a central heating radiator and tiling to the floor, a doors lead to:

WALK-IN WARDROBE 1.63m x 1.43m

Having open-display shelving and hanging space.

EN-SUITE SHOWER ROOM 2.28m x 1.95m

A partially tiled room, with suite comprising: close-coupled WC; modern circular wash hand basin with mixer tap set in a vanity unit with cupboard below; level-entry shower with handheld and overhead shower spray, and additional rainfall shower spray. There is a ladder-style towel radiator, an extractor fan, and a double-glazed picture window.

From the hallway, further doors lead to:

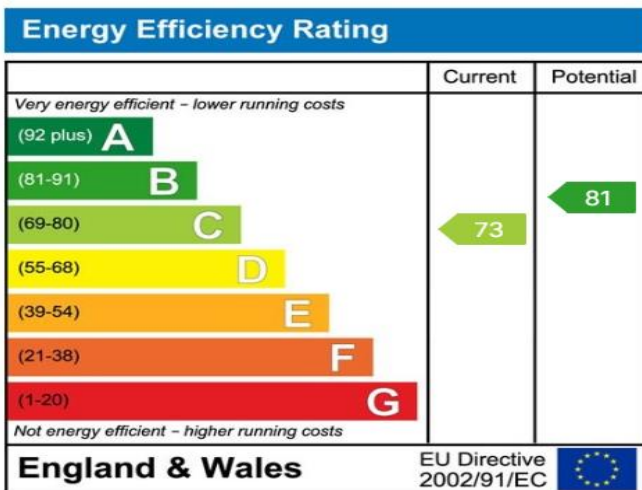


BEDROOM TWO 3.64m x 3.47m

Enjoying delightful views through a rear-aspect picture window. There is a central heating radiator.

FAMILY SHOWER ROOM 2.66m x 1.88m

With modern three-piece suite comprising: close-coupled WC; wash hand basin with mixer tap set on a vanity unit with storage below; level-entry shower cubicle with shower spray and rainfall shower head. There is a ladder-style towel radiator and an extractor fan.



BEDROOM THREE 3.45m x 2.12m

With front-aspect double-glazed picture windows with views over the front of the property. There is a central heating radiator.

BEDROOM FOUR 3.99m x 2.40m

With rear-aspect double-glazed picture window, with views similar to bedroom two. There is a central heating radiator.

OUTSIDE

To the front of the property is a good-sized driveway, providing off-road parking for several vehicles, as well as a detached garage. There is a small area of low-maintenance garden laid with pebbles and stones and borders with ornamental shrubs and flowering plants. To the rear of the property is an enclosed garden with large patio area enclosing the property from the lounge to the kitchen-living-diner. The garden has been laid to lawn and has bordered stocked with ornamental shrubs and flowering plants. There is an additional walkway from the garden, providing access to the garage. There is ample outside lighting, and outside water source and electricity connection point.

SERVICES AND GENERAL INFORMATION

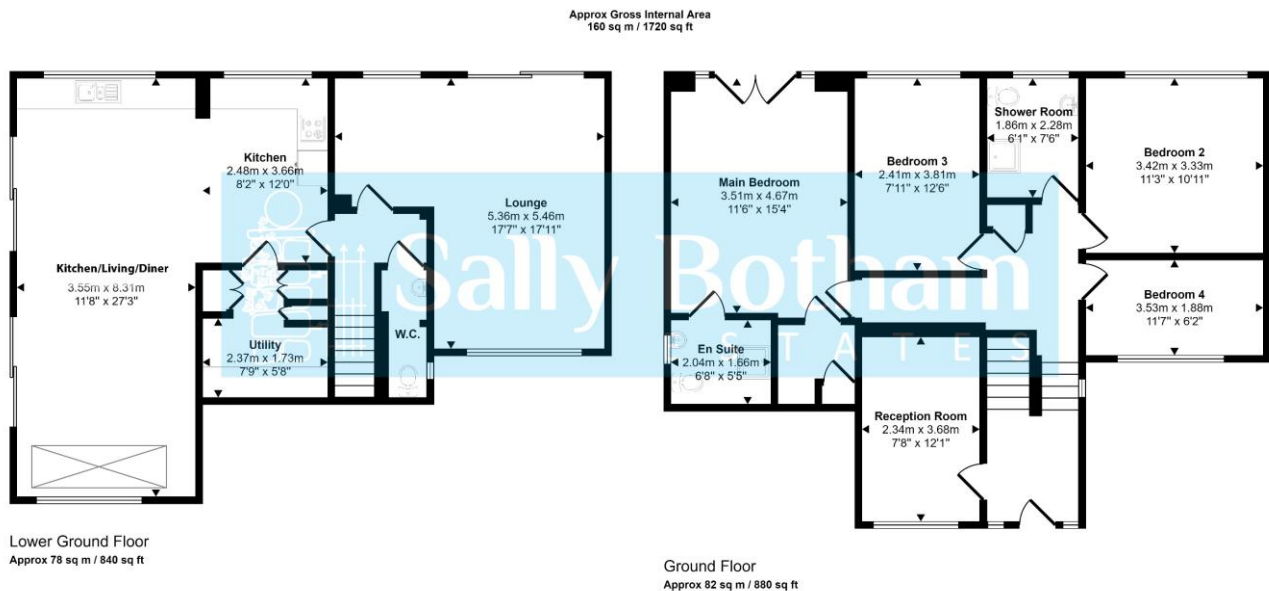
All mains services are connected to the property.

TENURE Freehold. **EPC-C** potential **B.** **Council Tax-D.**

COUNCIL TAX BAND (Correct at time of publication) 'D'

Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.