

Holly House

Chesterfield Road • Duckmanton • S44 5JE

£625,000

Situated within approximately 1.85 acres of land, this substantial five double-bedroom detached home is located in Long Duckmanton. The property enjoys a convenient position close to Chesterfield, with a wide range of local amenities including shops, pubs, well-regarded schools, local green spaces, and further facilities available in nearby Staveley and Chesterfield town centre. The location is ideal for commuters, offering excellent road links alongside public transport options, while also benefiting from nearby countryside walks. This characterful yet modern home is perfectly suited to families seeking generous living space, with the potential to accommodate equestrian or smallholding needs for those requiring land and outbuildings, while still enjoying a comfortable family lifestyle. The front door opens into a welcoming porch and hallway with staircase, leading through to the dining room. This is a well-proportioned space offering ample room for a family dining table and features exposed beam and double doors opening directly onto the rear garden. From the dining room, turning right leads into the snug which is an ideal retreat or relaxation room, filled with natural light and featuring a character fireplace and exposed beams. Returning to the dining room, doors to the left open into the kitchen. The kitchen is a modern L-shaped design fitted with shaker-style units, granite worktop and a Range cooker, providing both style and practicality. To the rear of the kitchen is a separate utility room, offering extensive storage and space for freestanding appliances. A further kitchen door opens into a hallway with an additional staircase to the first floor. Off this hallway, the first door on the left leads to a ground-floor four-piece bathroom suite, comprising a bath, washbasin, WC, and separate shower cubicle. Adjacent is a ground-floor double bedroom, generous in size and ideal for those requiring ground-level accommodation, or alternatively suitable as a study or home office. At the end of the hallway is the spacious living room, a superb family reception space featuring a log burner set within an Inglenook fireplace and double doors opening out onto the rear garden. To the first floor are four further double bedrooms and a family bathroom. The principal bedroom benefits from its own private staircase and is exceptionally spacious, enjoying dual aspect views across the land, with a further door leading onto the main landing. Bedrooms two and three are generous doubles positioned to the front of the property, while bedroom four overlooks the side and rear and is also a well-proportioned double room. The modern family bathroom is fitted with a contemporary three-piece suite comprising a freestanding roll top bath, washbasin, and WC, with part-panelled walls adding a stylish finish. Externally, double doors from the living room open onto a pebbled seating area and patio, ideal for outdoor furniture and entertaining which is surrounded by shrubs, trees, and established planting. From here is the extensive lawned garden, including greenhouse, offering excellent outdoor space for families or those seeking land. To the front of the property is an additional well-maintained lawn and a long driveway providing ample parking for multiple vehicles. A large detached double garage with electric garage door, features side access and a rear door leading through to two stables, with a tack room located behind. The driveway also benefits from gated access to a further pebbled area and the rear of the property.





- Five Double Bedroom Detached House within 1.85 Acres
- Convenient Location w/ Great Transport Links
- Spacious Dining Room w/ Doors onto Rear Garden
- Further Snug & Large Living Room w/ Log Burner

- Modern Shaker Style Kitchen & Range Cooker
- Ground Floor Bedroom & Four Piece Suite Bathroom
- Four First Floor Bedrooms & Modern Bathroom
- Extensive Lawns & Patio Space
- Long Driveway & Garage w. Stables & Tack Room
- Council Tax Band E/EPC Rating C



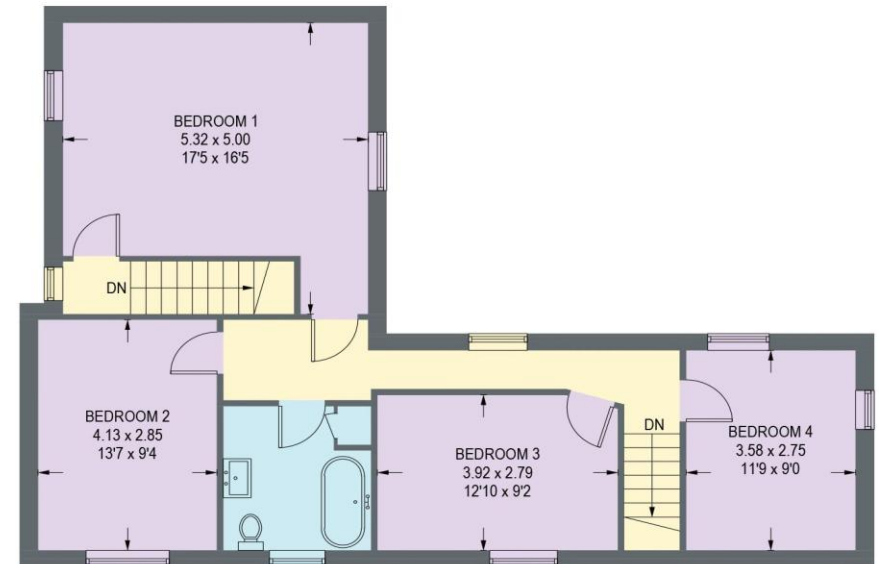
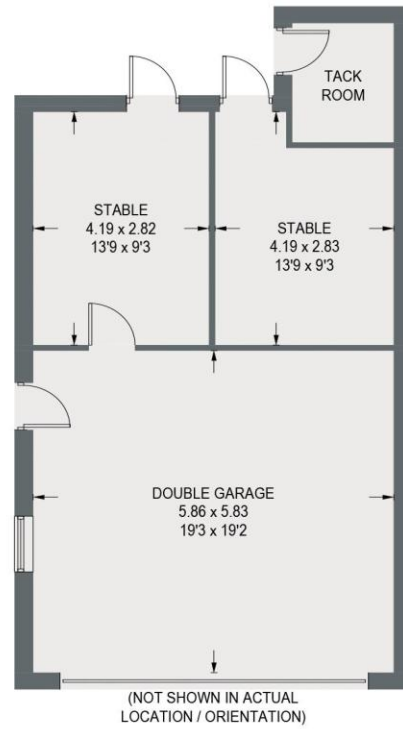


HOLLY HOUSE, CHESTERFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 262.0 SQ M / 2820.2 SQ FT



GROUND FLOOR = 184.5 SQ M / 1985.7 SQ FT



FIRST FLOOR = 77.5 SQ M / 834.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1297053)



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