



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

**9 Greendale Avenue**

Holymoorside, Chesterfield, S42 7DT

**Guide price £650,000**

## 9 Greendale Avenue

Holymoorside, Chesterfield, S42 7DT

Guide Price £650,000 - £675,000

We are delighted to present this EXTENSIVELY REFURBISHED & EXTENDED FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED DORMER FAMILY HOUSE! Offers a wealth of charm and character retaining many original features and enjoys ENVIABLE LANDSCAPED GARDENS, BACKING ONTO OPEN FIELDS TO THE REAR! Situated in this extremely sought after cul de sac of similar properties in the heart of this desirable village, which comprises a good range of amenities including the popular Holymoorside Primary School, as well as being close to open countryside and well placed for bus and commuter routes into the Town Centre and towards the Peak District.

Having undergone a full scheme of refurbishment/modernisation which includes gas central heating with a Combi boiler (serviced Mar 26) Aluminium double glazed windows (new in 2021) Roof cavity including Dormer roof & walls insulated. Walls & floor of extension insulated. Feature LVT luxury vinyl tiles -Herringbone style to the ground floor. Front part of the roof and dormers renewed in Sept 2024. Stylishly decorated throughout the interior offers, front porch, entrance hall, ground floor shower room, study, dining room with log burner, reception room, open plan integrated kitchen/diner/living space with patio doors onto the rear patio & gardens. To the first floor:- Main double bedroom and 3 further DOUBLE BEDROOMS. Luxury half tiled family bathroom.

Front ample car parking spaces with side driveway leading to the detached garage at the rear. Stunning extensive rear gardens with substantially fenced boundaries and backing onto open fields and countryside beyond. Splendid Limestone Patio area which is perfect for family and social external Fresco Dining and enjoyment/entertainment! BACKS ONTO OPEN COUNTRYSIDE!

### Additional Information

Gas Central Heating -Worcester Bosch Greenstar CDi Classic. Installed 20/9/2018, serviced planned for 17/3/2026  
Aluminium double glazed windows- new in 2021  
Roof cavity including Dormer roof & walls insulated  
Walls & floor of extension insulated  
Feature LVT luxury vinyl tiles -Herringbone style to the ground floor.  
Front part of the roof and dormers renewed in Sept 2024  
Extended Garden Room is approved with certification.  
Gross Internal Floor Area - 136.6 Sq.m/ 1470.3 Sq.Ft.  
Council Tax Band - E  
Secondary School Catchment Area- Brookfield Community School

### Front Porch

5'6" x 2'7" (1.68m x 0.79m)

Double uPVC half glazed entrance doors into the porch. Internal original wooden door into the hallway.





### Entrance Hall

11'4" x 5'4" (3.45m x 1.63m)

Original entrance door with leaded glazed top lights. Stairs lead to the first floor accommodation.

### Fabulous Open Plan Dining Kitchen

17'0" x 15'7" (5.18m x 4.75m)

A splendid open plan dining/living/kitchen which really is the HUB of this wonderful family home! The kitchen is fitted with a full range of Sky Blue Gloss fronted base and wall units plus open shelving. Complimentary Quartz work surfaces with upstands and inset stainless steel sink unit with mixer tap. Integrated oven, hob with chimney extractor fan above. Integrated dishwasher and space for the washing machine. Coats hanging space. Downlighting. Luxury Herringbone style LVT tiled flooring. Open plan access to the Extended Garden Room.

### Splendid Garden Room

18'5" x 8'6" (5.61m x 2.59m)

A really superbly extended, light and airy Garden Room which has Aluminium Patio Doors leading onto the rear Limestone patio and wonderful gardens. Ceiling Velux windows and side aspect window compliment the whole living space. Open plan access to the family reception room.

### Reception Room

11'11" x 11'9" (3.63m x 3.58m)

Attractively presented family living/relaxation room having a wall mounted feature radiator and an access door into the hallway. Open plan access into the Dining Room.

### Dining Room

11'11" x 10'4" (3.63m x 3.15m)

A good sized additional reception/dining room with front aspect window. Feature inset stone hearth with stone mantle and log burner.

### Study/Ground Floor Bedroom

10'4" x 10'0" (3.15m x 3.05m)

An extremely versatile room which is currently used as office/study, could be easily used for home working or as a ground floor additional bedroom if required for elderly or disabled living. Front aspect window.



### Ground Floor Shower Room

6'6" x 5'10" (1.98m x 1.78m)

Attractive part tiling and comprising of a 3 piece suite which includes a shower cubicle with electric shower, wash hand basin set in vanity unit and low level WC. Tiled flooring.

### First Floor Landing

15'1" x 5'4" (4.60m x 1.63m)

Staircase having plenty of natural light from the roof Velux and with an extremely useful Linen/storage cupboard. Access to the first floor bedrooms and family bathroom. Access via a retractable ladder to the attic space with lighting.

### Front Double Bedroom One

12'5" x 10'0" (3.78m x 3.05m)

Well presented main double bedroom with front aspect window. Double walk into wardrobe space.. Laminate flooring.

### Built in Wardrobe

4'8" x 2'10" (1.42m x 0.86m)

Worcester Bosch Greenstar CDI Classic. Installed 20/9/2018, serviced planned for 17/3/2026

### Front Double Bedroom Two

12'10" x 11'11" (3.91m x 3.63m)

A second double bedroom with front aspect with and window shutters.

### Rear Double Bedroom Three

13'3" x 7'9" (4.04m x 2.36m)

Rear aspect third double bedroom with enviable views over the gardens and rear open fields.





#### Rear Double Bedroom Four

11'11" x 8'1" (3.63m x 2.46m)

Spacious fourth bedroom again enjoying lovely views over the gardens and beyond over open fields.

#### Luxury Family Bathroom

8'0" x 4'11" (2.44m x 1.50m)

Being half tiled and comprising of a three piece suite in White, includes bath with Gloss panelled side and shower spray, wash hand basin and low level WC set in complimentary Gloss vanity cupboards. Lovely views over the rear gardens and beyond.

#### Detached Garage

17'11" x 9'0" (5.46m x 2.74m)

Having lighting and power. There is a rear personal door.

#### Outside

Front low stone boundary walling and ample car parking spaces with side driveway leading to the detached garage at the rear. Outside light by the front entrance door. Secure wooden and wrought iron gates provide access to the rear of the property.



Stunning extensive rear gardens with substantially fenced boundaries and backing onto open fields and countryside beyond. Splendid Limestone Patio area which is perfect for family and social external Fresco Dining and enjoyment/entertainment! Feature low walling with beautifully stocked flower beds. Generous lawns having well established borders to the side with fabulous borders which are fully stocked with an abundance of tress, shrubbery, planing and perennials. Pergola for family enjoyment. Outside water tap (heat adjustable). There is motion sensor lighting to the patio area at the back.



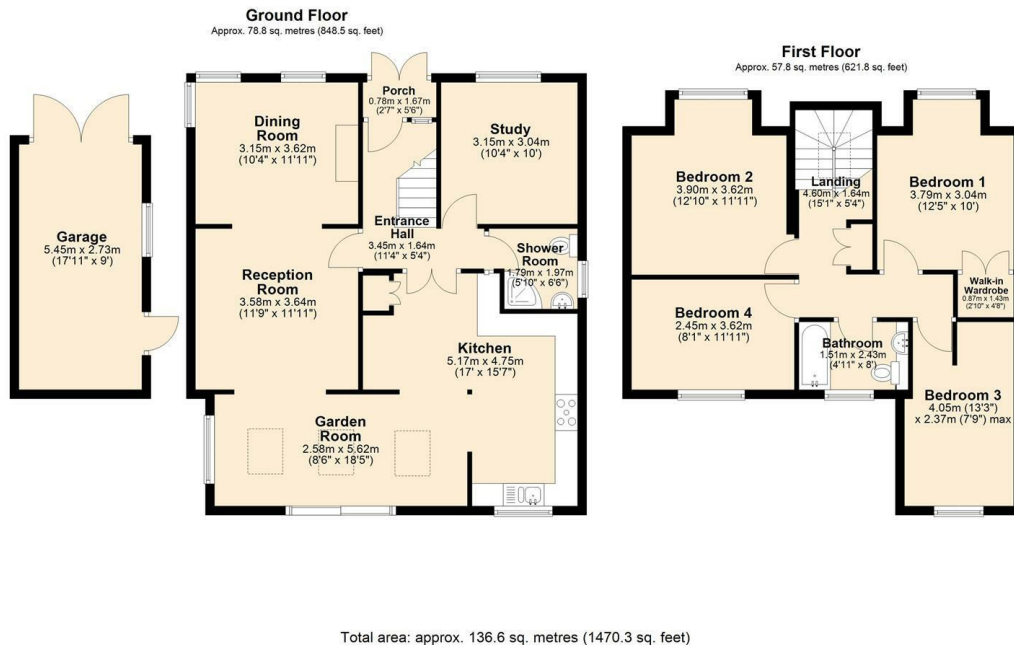
#### School catchment areas

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.

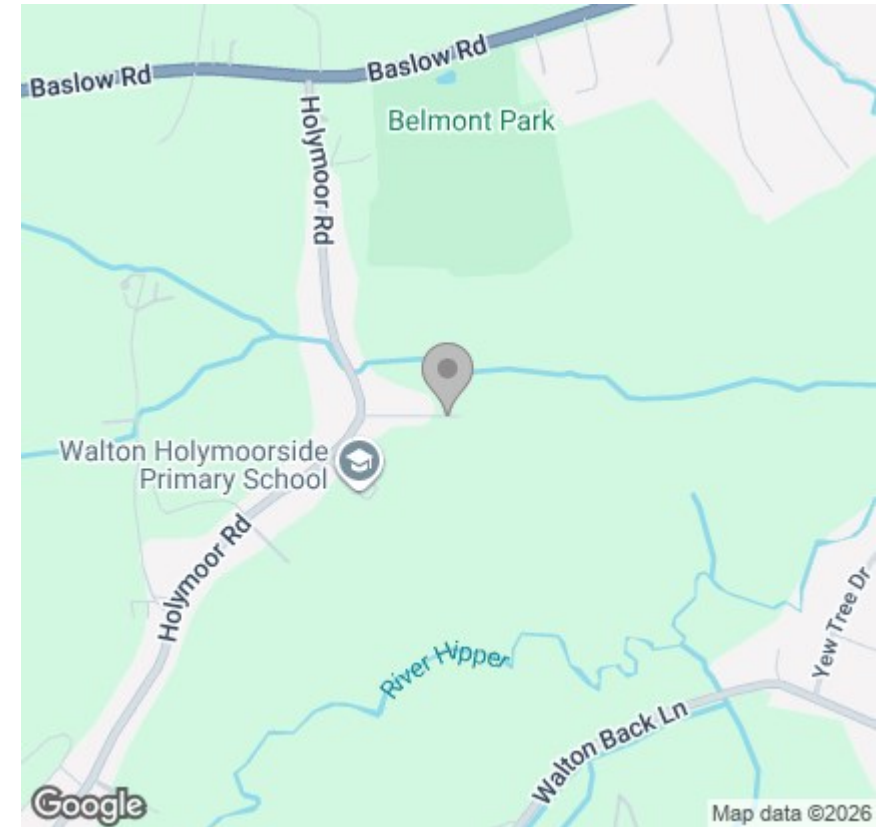


Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan



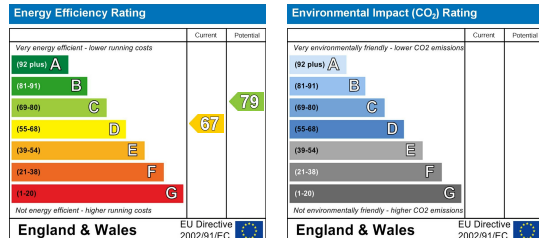
## Area Map



## 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



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.

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