



Ladybrook Close, Holmewood Chesterfield S42 5WT

welcome to

Ladybrook Close, Holmewood Chesterfield

****Guide Price £230,000 - £235,000**** This beautifully presented Three Bedroom Semi Detached Home, is still covered by NHBC and offers accommodation over two floors. Finished with a driveway with parking for two vehicles, a garage and enclosed gardens to the rear. Early Viewing is Essential.



Entrance Hallway

A front facing composite door opens to this entrance hallway, offering tiling to the floors.

Lounge

13' 11" x 10' 1" (4.24m x 3.07m)

This well appointed lounge found to the front of the home offers a PVCu double glazed window and tiling to the floors, whilst it is finished with two central heating radiators and tiling to the floors.

Hallway

This hallway found from the lounge offers a continuation of the tiling to the floors, whilst stairs rise to the first floor accommodation.

Cloakroom

This cloakroom offers a low flush w.c and a wall mounted hand wash basin. Whilst it is completed with tiling to the floors and a central heating radiator.

Kitchen

8' 3" x 18' 8" (2.51m x 5.69m)

Fitted with a range of wall, base and drawer units with complementary work surfaces and a stainless steel sink and drainer with mixer tap. An electric oven can be found to the units, whilst an electric hob is further featured with a stainless steel extractor above. An integrated fridge freezer is offered, with space and plumbing for an automatic washing machine offered to the units. Whilst rear facing PVCu double glazed French patio doors offer access onto the rear gardens, this kitchen is completed with a rear facing PVCu double glazed window, a central heating radiator and tiling to the floors.

Landing

Stairs rise from the hallway to this first floor landing. Offering a central heating radiator and a side facing PVCu double glazed window, whilst it is completed with the loft access hatch.

Bedroom One

12' 9" Max Into Recess x 14' 5" Max Into Recess (3.89m

Max Into Recess x 4.39m Max Into Recess)

This front facing master bedroom offers a PVCu double glazed window and a central heating radiator.

En Suite

This en suite to the master bedroom offers a three piece suite comprising of a low flush w.c and a pedestal hand wash basin. Completing the suite is a walk in shower cubicle with a mains shower over. Whilst part wall tiling can be found to this en suite, it is completed with a front facing PVCu double glazed obscure window, a central heating radiator and vinyl flooring.

Bedroom Two

12' x 8' 2" (3.66m x 2.49m)

This second double bedroom found to the rear of the home offers a PVCu double glazed window and a central heating radiator.

Bedroom Three

8' 4" x 10' 2" (2.54m x 3.10m)

Completing the bedrooms and found to the rear of the home is this third bedroom. Offering a rear facing PVCu double glazed window and a central heating radiator.

Bathroom

This bathroom offers a three piece suite comprising of a low flush w.c and a pedestal hand wash basin. Whilst the suite is completed with a panelled bath with a mains shower over. This bathroom is completed with part wall tiling, a central heating radiator and vinyl flooring.

Outside & Exterior

This property found on Ladybrook Close offers a driveway to the front, with parking for two vehicles, with a pebbled area found to the side.

The gardens to the rear of the home open from the kitchen to a paved patio, perfect for outdoor seating. Whilst the gardens extend to a laid to lawn area.

Garage

This integral garage opens from a manual up and over door. Whilst power and lighting is offered, this garage is completed with the combi boiler.

Agents Notes

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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welcome to

Ladybrook Close, Holmewood Chesterfield

- Council Tax Band: A
- **Guide Price £230,000 - £235,000**
- Popular Residential Location of Holmewood
- Lounge, Kitchen Diner and Cloakroom
- Master Bedroom with En Suite, Two Further Bedrooms and Bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: A

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSF103998 - 0005

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