







143a, Holly Tree Cottage

Holymoore Road • Holymoorside • S42 7DR

£450,000

A beautifully presented, no upward chain, three-double-bedroom semi-detached home with the potential for extension subject to planning, ideally positioned in the highly sought-after village of Holymoorside. The property enjoys picturesque surroundings and benefits from backing onto stunning open fields. This desirable location offers easy access to everyday amenities including local farm shops, traditional pubs, and access to the moor & Chatsworth. The area is known for its well-maintained outdoor spaces, respected local schools, and, despite its rural charm, excellent transport links and connectivity. A spacious layout and scenic setting make this an exceptional family home. Upon entering the property, you are welcomed into a front porch leading through to the hallway. To the back left, the living room features a fireplace, a bay window, and double French doors opening onto the rear garden, perfectly framing the beautiful rear views. Double doors connect this room to the front-facing dining room, a generous space complete with a bay window, log burner, and ample room for a family dining table. A door also links the dining room back into the hallway. The modern fitted kitchen offers integrated appliances and extensive storage, with an internal door leading into the utility room, which provides space for freestanding appliances. From here, you can also access the ground-floor shower room, fitted with a three-piece suite comprising a shower cubicle, sink, and WC. Upstairs, the property offers three well-proportioned double bedrooms. The front-facing main bedroom is spacious and features a bay window. The second bedroom is another generous double overlooking the stunning rear views, while the third double bedroom enjoys a side-facing outlook towards the rear. The fully modernised family bathroom includes a three-piece suite with a bath and overhead shower, sink, and WC. Outside, the rear of the property is truly impressive, featuring a patio ideal for outdoor seating and steps leading down to a large, enclosed, spacious lawned garden which extends round to the side as well as a large shed, perfect for children and backing directly onto open fields. To the front, there is a driveway providing parking for multiple vehicles along with an attached garage.





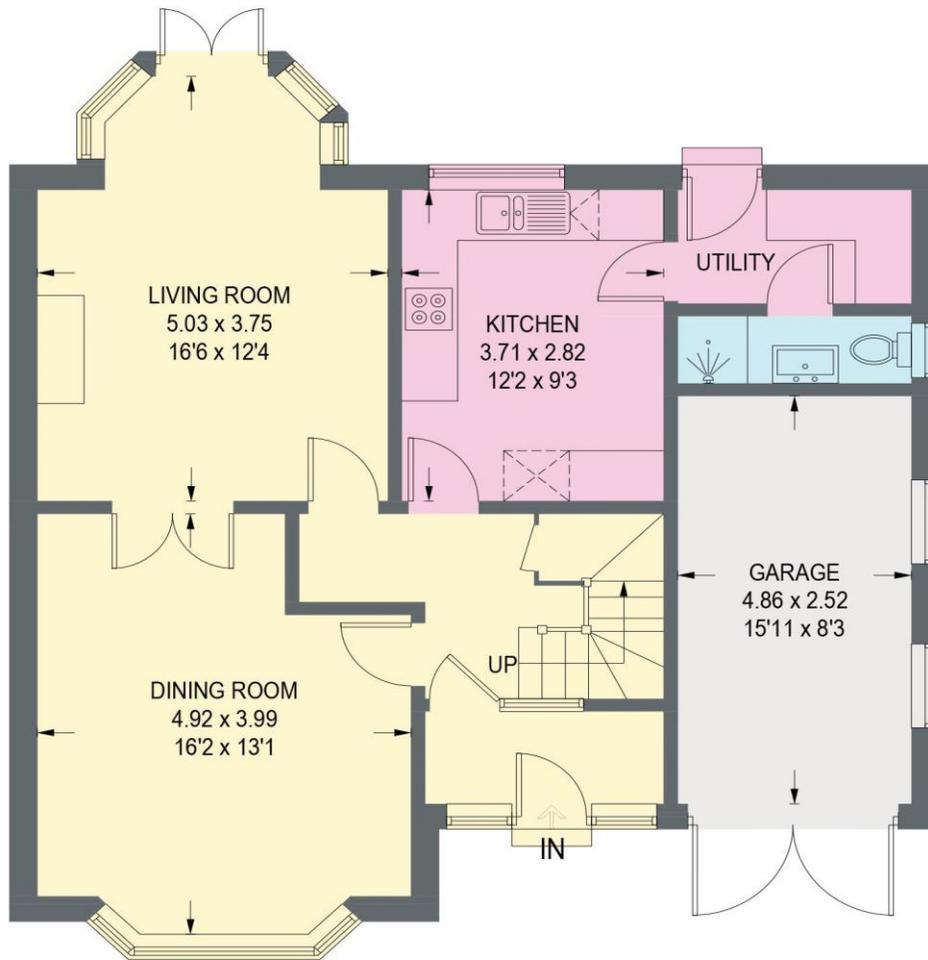
- Beautifully Presented Three Bedroom Property
- Offered with No Upward Chain
- Local Amenities & Transport Links
- Spacious Bay Windowed Dining Room Opening to Living Room
- Fitted Kitchen w/ Integrated Appliances
- Three Double Bedrooms
- Modern Family Bathroom & Downstairs Shower Room
- Rear Garden & Patio Backing onto Fields
- Driveway Parking & Attached Garage
- Council Tax Band D



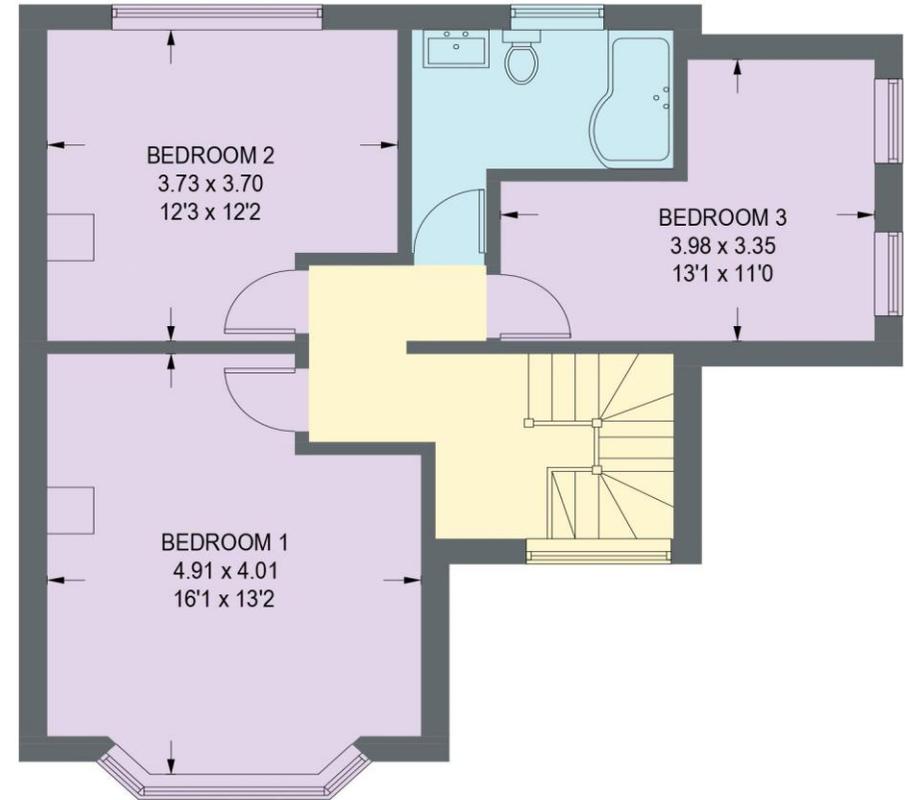


143A HOLYMOOR ROAD

APPROXIMATE GROSS INTERNAL AREA = 131.5 SQ M / 1415.0 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
75.7 SQ M / 815.2 SQ FT



FIRST FLOOR = 55.7 SQ M / 599.8 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1279562)



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535