

wards
estate agents

77 Holymoor Road

Holymoorside, Chesterfield, S42 7EA

Guide price £500,000

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We strongly recommend viewings of this THREE DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE WITH AMPLE FRONT DRIVEWAY PARKING + CHARGER, DETACHED REAR GARAGE & FURTHER PARKING SPACE. Centrally located within this highly desirable village of Holymoorside. Positioned on the edge of Chesterfield and the Peak National Park whilst also enjoying its close proximity to an abundance of picturesque countryside walks. Easy access to village amenities, reputable schooling, bus routes and local pubs/restaurants.

Well proportioned family accommodation benefits from gas central heating with Combi boiler, uPVC double glazing and comprises of front entrance hall into the inner hallway, feature cloakroom/WC, impressive open plan kitchen/breakfasting/sitting room which is truly a fabulous family 'HUB' area with utility room. Dining room and family reception room with multi fuel stove. To the first floor main double bedroom with double in build wardrobe and en suite with 3 piece suite. Two further double bedrooms and family bathroom with 4 piece suite.

Front low level stone boundary walling with privacy fencing above. Gated entrance to superb Indian stone pathway. Well tended lawn area with well established mature beds which are stocked with an abundance of mature planting. Low level stone steps with further low stone walling to the raised feature Indian stone patio area and access to the property. A perfect setting for outside family/social enjoyment. Useful bin storage area. EV charger. Rear stone flagged pathways and patio area with side stepping leading to a further pathway which provides access to the detached garage/office suitable for home working or Ancillary Living if required (STPC) and further car parking space.

Additional Information

Gas Central Heating-Worcester Bosch Combi boiler (serviced in 2024, further service is imminently to be completed)
uPVC Double Glazed windows
EV Charger on the front drive
Gross Internal Floor Area- 163.2 Sq.m/ 1756.3 Sq.Ft.
Council Tax Band - F
Secondary School Catchment Area -Brookfield Community School

Entrance Hall

5'1" x 3'11" (1.55m x 1.19m)

Front entrance hall with access to the inner hallway.

Inner Hallway

10'2" x 7'8" (3.10m x 2.34m)

Attractive staircase having twisted wooded spindles and climbs to the first floor. Useful under stairs storage cupboard. Door to the kitchen and door to the dining room.

























Cloakroom/WC
4'9" x 2'11! (1.45m x 0.89m!)
Comprising of a two piece suite. Feature stone wall with low level WC. Semi recessed stone walling with wash hand basin and vanity unit.

Open Plan Kitchen
12'7" x 7'7" (3.84m x 2.31m)
Fabulous open plan family living and kitchen area which comprises of a full range of Bespoke Warm Cream wall and base units having complimentary Butcher Block work surfaces, concealed lighting and inset stainless steel sink unit. Integrated double oven, microwave and 5 ring gas hob integrated into the Breakfast Bar worksurface. Integrated dishwasher. Engineered wood flooring. Impressive internal feature stone walling with inset display shelves. Ceiling beam and Log Burner help to create a perfect ambiance for family enjoyment.

Sitting Room
18'10" x 12'0" (5.74m x 3.66m)
A light and airy open plan sitting/family room with plenty of natural light from side and rear aspect windows along with patio doors onto the rear.

Utility Room
9'10" x 5'1" (3.00m x 1.55m)
Comprising of a range of base and wall Shaker units with complimentary work surfaces and inset stainless steel sink. Space for washing machine and tumble dryer. Worcester Bosch Combi boiler (serviced in 2024, further service is imminently to be completed). Rear uPVC door and additional ceiling Velux.

Dining Room
11'9" x 10'2" (3.58m x 3.10m)
Spacious dining room with two front aspect windows and side obscure glazed window. Engineered wood flooring.

Reception Room
12'7" x 11'9" (3.84m x 3.58m)
Beautifully presented family reception room with multi fuel stove. Solid wood timber flooring. French doors leading to the gardens.

First Floor Landing
15'1" x 7'11" (4.60m x 2.41m)
Galleried landing with access via a retractable ladder to the insulated loft space. Offers great scope for conversion (STPP) Roof Velux.

Rear Double Bedroom One
13'7" x 12'7" (4.14m x 3.84m)
A generous main double bedroom with rear aspect window. Coving to the ceiling, laminate flooring and feature wall radiator. Built in double wardrobe. Access to the en suite shower room.

En - Suite
12'6" x 4'11" (3.81m x 1.50m)
Comprising of a 3 piece suite which includes a separate shower area being fully tiled and with mains shower, low level WC and vanity unit with wash hand basin.

Front Double Bedroom Two
12'10" x 12'1" (3.91m x 3.68m)
A second good sized double bedroom with front aspect window. Original open grate fireplace.

Front Double Bedroom Three
12'1" x 10'6" (3.68m x 3.20m)
A third double bedroom with front aspect window. Character picture rails.

Splendid Family Bathroom
11'2" x 7'10" (3.40m x 2.39m)
Comprising of a 4 piece suite which includes a family wood panelled bath with central taps and shower spray, low level WC and pedestal wash hand basin. Separate shower cubicle with tiling and mains shower.

Detached Garage
19'3" x 15'11" (5.87m x 4.85m)
With lighting and power and office area to the rear of the garage. EV charger located at the front of the property.













Office
10'0" x 7'2" (3.05m x 2.18m)
A versatile space which is great for office/study/home working. Down lighting and laminate flooring.

Outside
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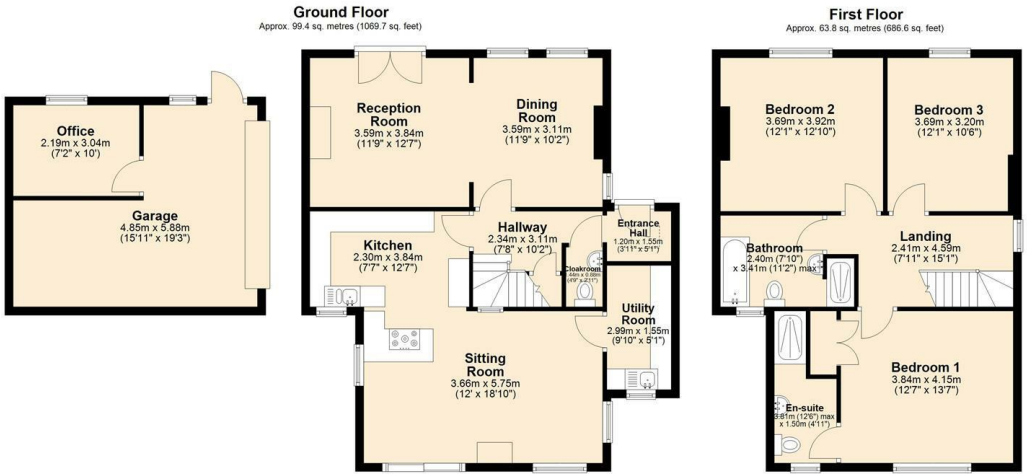
To the rear, further stone flagged pathways and patio area with side stepping leading to a further pathway which provides access to the detached garage/office and car parking space.

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



Total area: approx. 163.2 sq. metres (1756.3 sq. feet)

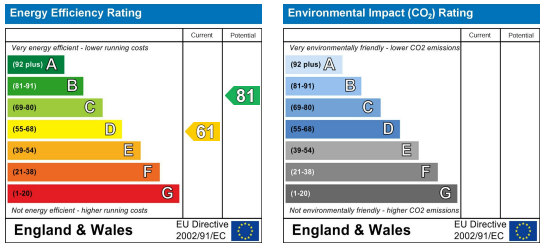
Area Map



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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