

**Chesterfield Road,Holmewood Chesterfield S42 5TQ**

william h brown

*welcome to*

# Chesterfield Road, Holmewood Chesterfield

**Guide Price £195,000 - £200,000** Well-presented three-bedroom semi-detached home in Holmewood, featuring a spacious living room, dining kitchen, downstairs WC, family bathroom, private rear garden and driveway parking. Ideally suited to first-time buyers and families alike.

**Front Of Property / Driveway**
The property is set back from the road behind a low-maintenance frontage with a driveway providing off-road parking. A pathway leads to the entrance porch, whilst the attractive brick-built façade creates a welcoming first impression.

**Porch**
A useful entrance porch providing shelter from the elements and space for coats and shoes before entering the main accommodation.

**Hall**
The entrance hall offers access to the principal ground floor rooms and staircase to the first floor. Finished in neutral décor, the space creates a bright and welcoming introduction to the home.

**Living Room**
A generous reception room enjoying excellent natural light from the front-facing window. Offering ample space for a range of lounge furniture, this comfortable living area is ideal for relaxing with family and friends.

**Kitchen**
A spacious dining kitchen fitted with a range of wall and base units complemented by work surface space and tiled splashbacks. There is room for a dining table, making it the heart of the home, while patio doors provide access to the rear garden and allow plenty of natural light.

**Downstairs Toilet**
Conveniently positioned off the kitchen, the cloakroom is fitted with a low-flush WC, ideal for guests and everyday family use.

**Stairs / Landing**
The first-floor landing provides access to all three bedrooms and the family bathroom, with a window allowing natural light to brighten the space.

**Bedroom One**
A spacious double bedroom overlooking the rear aspect. The room benefits from fitted mirrored wardrobes, providing excellent storage while maintaining generous floor space.

**Bedroom Two**
A well-proportioned double bedroom positioned to the front of the property, offering versatility as a guest room, children's room or home office if required.

**Bedroom Three**
A comfortable single bedroom with space for bedroom furnishings, making it ideal as a child's bedroom, nursery, study or hobby room.

**Bathroom**
The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-flush WC. Complemented by tiling and natural light from the window.

**Rear Garden**
The enclosed rear garden has been designed for ease of maintenance and enjoyment, featuring a sizeable paved patio area ideal for outdoor entertaining and al fresco dining. Beyond lies a lawned garden bordered by fencing and established planting, creating a safe and private outdoor space for families, children and pets.

**Agents Note - Aml Fee**
Please note that the AML fee covers the cost of





carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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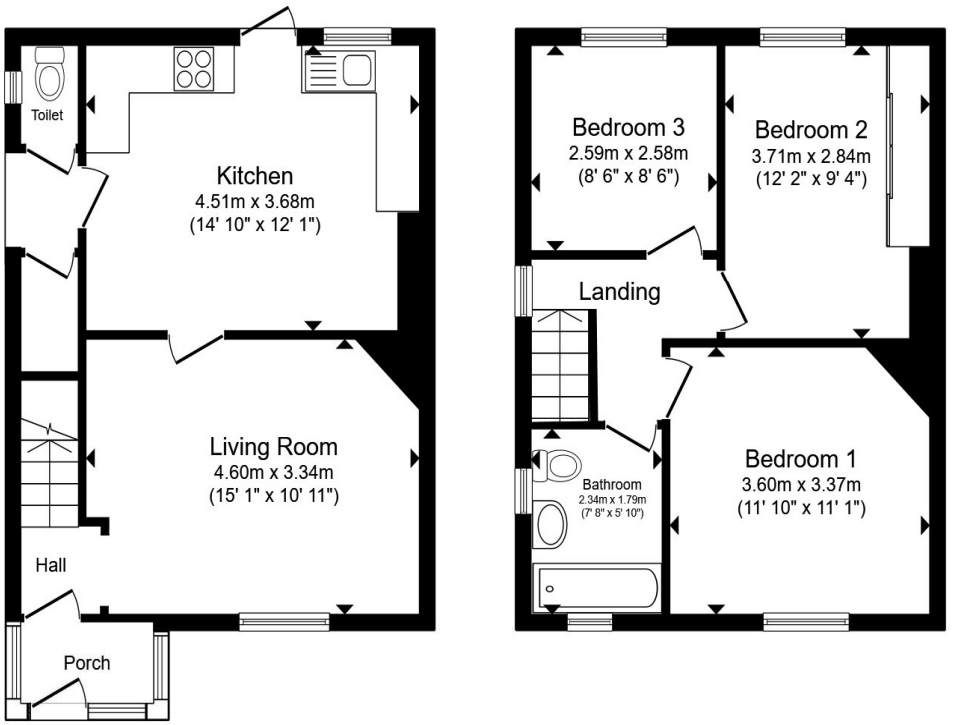
# Chesterfield Road, Holmewood Chesterfield

- **Guide Price £195,000 - £200,000**
- Council Tax Band - A
- Spacious Living Room
- Generous Dining Kitchen
- Ground Floor WC

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

**£195,000**




Total floor area 81.3 m² (875 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
CSF105476 - 0004

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