

wards
estate agents

21 Heather Way

Holymoorside, Chesterfield, S42 7EX

Offers over £200,000

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Early viewing is highly recommended of this generously proportioned THREE BEDROOM/TWO BATHROOM SEMI DETACHED FAMILY HOUSE- Situated in the highly desirable village of Holymoorside on the fringe of the Peak National Park yet close to local schools, bus routes and amenities. Ideally suited for first time buyers, small families or Investors alike!

Having undergone a fully scheme of refurbishment the property benefits from gas central heating with a Combi boiler, uPVC double glazing/facias/guttering/dry ridges and includes, entrance hall, generous reception room, superb integrated kitchen/Diner and ground floor shower room with 3 piece suite. To the first floor main double bedroom, further second double and well proportioned third versatile bedroom which could also be used for office or home working. Family bathroom with 3 piece suite.

Front mature lawn with planted border. Fenced boundary. Footpaths to the entrance door and to rear gardens.

Good sized enclosed landscaped rear gardens. Lower Plum slate area with inset rockery stone. Fabulous Limestone patio with sleeper edges. Upper lawns and conifer boundaries creates a perfect setting for outside social and family enjoyment & entertaining.





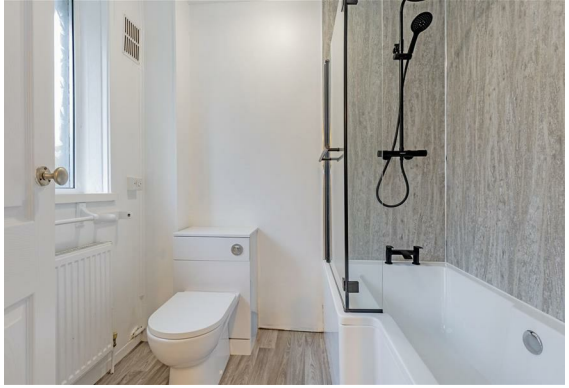




















Additional Information

THIS PROPERTY IS NON-STANDARD CONSTRUCTION

Gas Central Heating-Ideal Combi boiler
uPVC Double Glazed windows
Gross Internal Floor Area- 94.8Sq.m/1019.9 Sq.Ft
Council Tax Band - A
Secondary School Catchment Area - Brookfield Community School

Entrance Hall

9'1" x 6'11" (2.77m x 2.11m)

Entrance door. Storage cupboard where the Ideal boiler is located. Stairs climb to the first floor.

Reception Room

25'4" x 10'8" (7.72m x 3.25m)

Generously proportioned family reception room with two front aspect uPVC windows. Stone feature hearth with Oak Mantle Beam, space for stove.

Superb Kitchen

16'6" x 6'10" (5.03m x 2.08m)

Comprising of a range of Light Grey base and wall units with complimentary work surfaces and inset sink. Integrated electric oven, ceramic hob and extractor fan above. Space for fridge/freezer and washing machine.

Dining Room

11'8" x 6'7" (3.56m x 2.01m)

Attractive Shower Room

6'5" x 5'3" (1.96m x 1.60m)

Comprising of a modern 3 piece suite which includes a shower area with mains shower having a rainfall shower with additional shower attachment hose, low flush WC and wash hand basin set in vanity unit.

First Floor Landing

8'7" x 6'11" (2.62m x 2.11m)

Access to the attic space.

Front Double Bedroom One

13'9" x 10'9" (4.19m x 3.28m)

Main double bedroom with front aspect window.













Rear Double Bedroom Two

11'9" x 10'10" (3.58m x 3.30m)

A second good sized double bedroom with rear aspect window.

Front Double Bedroom Three

10'5" x 6'10" (3.18m x 2.08m)

Third versatile bedroom which is good sized and could also be used for office/home working . Rear aspect window and built in storage cupboard.

Family Bathroom

6'10" x 6'2" (2.08m x 1.88m)

Comprising of a 3 piece White suite which includes a 'P' shaped shower bath with Black shower fittings and feature screen, low flush WC and vanity unit with wash hand basin and storage cupboards.

Outside

Front mature lawn with planted border. Fenced boundary. Footpaths to the entrance door and to rear gardens.

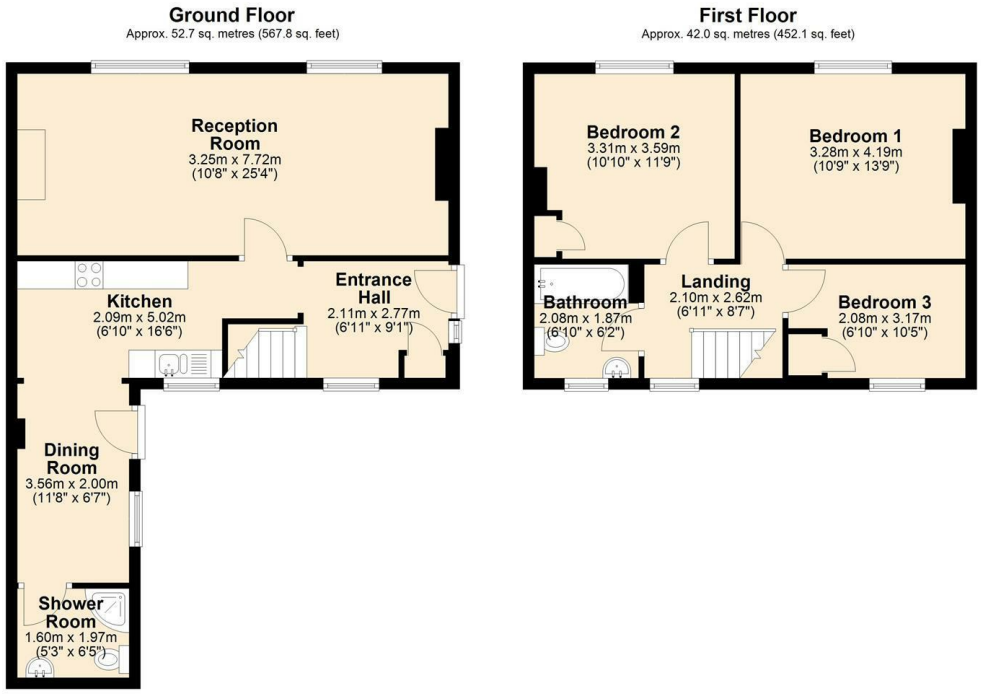
Good sized enclosed landscaped rear gardens. Lower Plum slate area with inset rockery stone. Fabulous Limestone patio with sleeper edges. Upper lawns and conifer boundaries creates a perfect setting for outside social and family enjoyment & entertaining.

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.

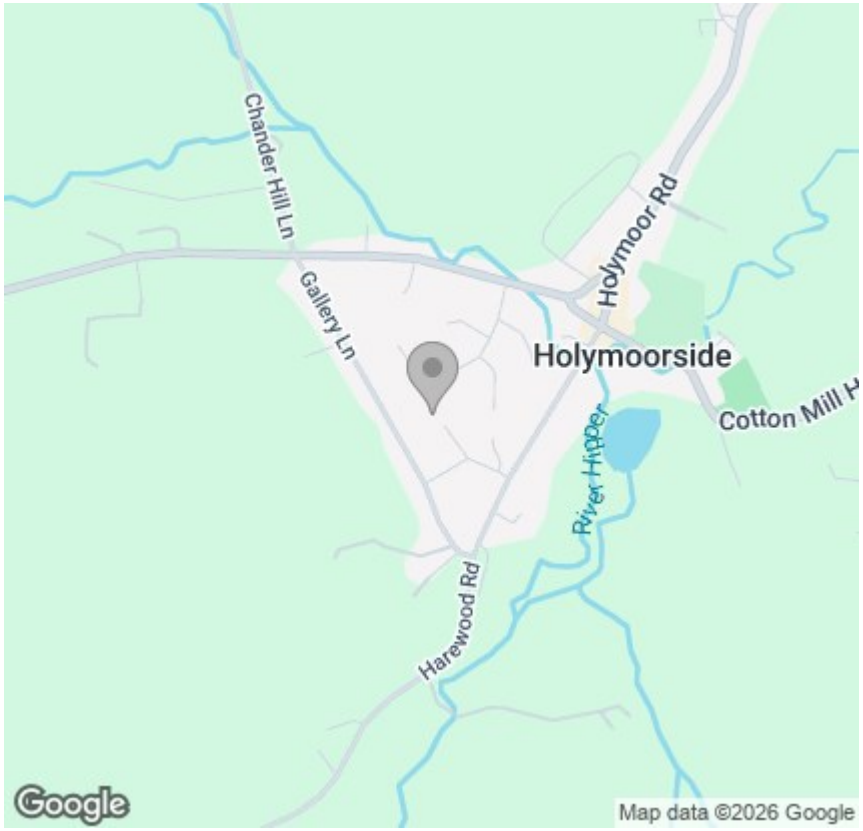
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 94.8 sq. metres (1019.9 sq. feet)

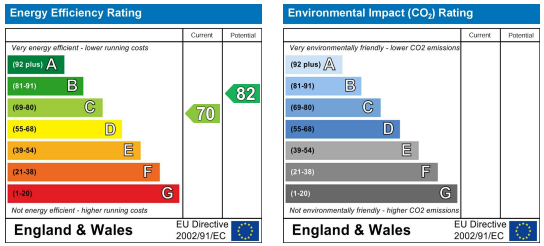
Area Map



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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