



Meadow View, Holmewood, Chesterfield, Derbyshire S42 5UL

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£190,000

PINEWOOD





# Meadow View Holmewood Chesterfield Derbyshire S42 5UL

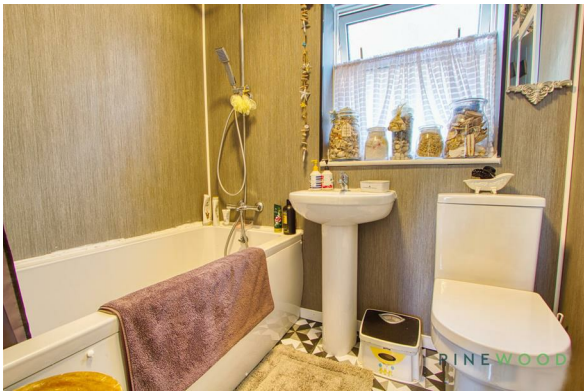
**£190,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- Lovely Three bed Detached Family Home
- Car Port To the Side of the Property for Two Cars
- Rear, Low Maintenance Enclosed Rear Garden With Sunny Aspect
- Easy Access To The M1 Motorway Junct 29, Local Walks at the Five Pits Trail And Village Amenities
  - Short Drive to the Towns of Clay Cross and Chesterfield
  - Principal Bedroom With Tandem Length Wardrobe Storage
- Through Lounge Diner with uPVC Doors Leading out to the Rear Garden
  - Modern Kitchen with Integrated Oven, Hob and Extractor
  - Stylish Bathroom With White Suite and Shower over Bath
  - Pleasant Cul-De-Sac Position on a Popular Residential Estate







Situated in a peaceful cul-de-sac in the village of Holmewood, this well-presented detached three bed home offers spacious and versatile living accommodation.

The property features an inviting entrance hallway leading to a generous lounge and dining area, complete with an attractive Adam-style fireplace. A well-planned modern kitchen with integrated oven, hob and extractor completes the ground floor.

Upstairs, the principal bedroom benefits from extensive tandem-length fitted wardrobes, accompanied by further double bedroom and a single bedroom and a modern family bathroom with white suite and shower over bath.

Outside, a driveway and carport provide ample off-road parking for two cars, while the delightful, low-maintenance and colourful enclosed rear garden boasts a paved patio that enjoys a sunny aspect—perfect for outdoor relaxation.

Ideally located, the home is within easy reach of local amenities, scenic countryside walks including the Five Pits Trail, and excellent transport links, including swift access to the M1 motorway junct 29 and both Clay Cross and Chesterfield.

**\*\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

#### Entrance Hall

The entrance hall welcomes you with a welcoming and practical space, featuring carpeted flooring and a staircase leading to the first floor. It offers convenient access to the main living areas and provides a handy storage solution under the stairs.

#### Sitting/Dining Room

26'11" x 11'7" (8.19m x 3.53m)

Spanning the length of the ground floor, the sitting and dining room is a generous, open-plan space that enjoys plenty of natural light, particularly through the charming bay window at the front. The room benefits from a neutral carpet and decorative ceiling light fittings, providing a warm and inviting atmosphere suited to both relaxing and entertaining. The space flows seamlessly through to the dining area at the rear, which features French doors opening out to the garden, creating a lovely connection between indoor and outdoor living.

#### Kitchen

12'2" x 6'11" (3.71m x 2.11m)

The kitchen is narrow and well-organised, fitted with a range of white cabinets and dark worktops on either side, complemented by a window at the rear that overlooks the garden. It includes essential appliances such as an electric hob and space for a washing machine, making it a practical and efficient workspace for meal preparation.

#### Landing

The landing at the top of the stairs is bright and features a window allowing natural light to fill the space. There is a useful storage cupboard and access to all bedrooms and the family bathroom.

#### Bathroom

6'6" x 5'8" (1.97m x 1.72m)

The bathroom is fitted with a white suite comprising a panelled bathtub with shower attachment, a pedestal wash basin, and a WC. It benefits from a window allowing natural light and ventilation, with the walls finished in a neutral-toned wall covering and patterned flooring adding character to the space.

#### Bedroom 1

8'8" x 14'8" (2.63m x 4.48m)

Bedroom 1 is a generous double room benefiting from two windows that provide good natural light. It includes a built-in wardrobe, offering handy storage. The room is carpeted and painted in light tones, providing a calming atmosphere.

#### Bedroom 2

9'5" x 7'9" (2.86m x 2.37m)

Bedroom 2 is a smaller double room with a window overlooking the front of the property. It has a simple layout and plenty of space for bedroom furniture.



### Bedroom 3

9'5" x 6'11" (2.86m x 2.12m)

Bedroom 3 is the smallest bedroom, ideal as a single room or study, with a window allowing natural light and a compact rectangular shape.

### Rear Garden

The rear garden is a well-maintained space with a mix of paved and gravel areas. It has a variety of pots and plants adding colour and texture. There is also a garden shed for storage, making the garden both attractive and practical. The garden is fully enclosed with fencing, offering privacy and security.

### Front Exterior

The exterior features a brick-built detached house with a bay window and a canopy over the front door. There is a driveway leading to a covered carport providing parking space, bordered by a low-maintenance front garden area with some planting, offering a tidy and welcoming frontage.

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

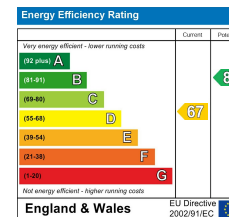
### Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.



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