



Feld Lane, Holmewood, Chesterfield, S42 5GJ

3 2 1 EPC B

Offers Over £225,000

P I N E W O O D



Feld Lane Holmewood Chesterfield S42 5GJ

Offers Over £225,000

3 bedrooms
2 bathrooms
1 receptions

- Three spacious bedrooms - Two Double and One Single
 - Two modern bathrooms and ground floor wc
- Cosy reception room and open plan kitchen dinerr
 - Semi-detached home built by Lovells in 2022
 - Located in the village location of Holmewood
 - Near Chesterfield and Clay Cross amenities
- Easy access to the Peak District and M1 motorway Junct 29
- Ideal family home - 890 sq ft of space of family sized space
 - Freehold - Council Tax Band: B
 - Driveway parking for two cars





NO CHAIN - A STUNNING SEMI-DETACHED HOME, READY TO MOVE IN AND PROVIDE AMPLE SPACE FOR YOU TO ENTERTAIN GUESTS....

Nestled in the charming area of Holmewood, Chesterfield, this delightful nearly newly built semi-detached LOVELLS home on Feld Lane offers a perfect blend of comfort and convenience. Spanning an impressive 890 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the bedrooms.

The property features two modern bathrooms, which add to the convenience of daily living, especially for busy households. Each bedroom is designed to be a tranquil retreat, allowing for restful nights and peaceful mornings.

Outside, the property benefits from parking space for two vehicles, a valuable asset in today's busy world. The surrounding area is known for its community spirit and accessibility to local amenities, making it a desirable location for those looking to settle in a friendly neighbourhood.

This semi-detached house on Feld Lane is not just a property; it is a place where memories can be made. With its ample space, modern features, and convenient location, it presents an excellent opportunity for anyone looking to make a house their home in the heart of Derbyshire.

****VIDEO TOUR AVAILABLE, TAKE A LOOK AROUND****

****CONTACT PINWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK A VIEWING****

ENTRANCE HALL

As you enter into this lovely home you are greeted by a spacious and refined entrance hall, engineered oak style floor boarding, carpeted stairs, a central heating radiator, a uPVC window and finally some understairs storage.

Before coming to;

WC

The downstairs WC features the same flooring as the entrance hall, a central heating radiator, a pedestal hand wash basin, a lowflush wc and a uPVC window overlooking the front aspect of the property with frosted glass for privacy.

Moving onto;

LOUNGE

16'3" x 10'4" (4.97 x 3.17)

The feature lounge here is huge and features a large uPVC window with a central heating radiator beneath it. A lovely plush carpet brings the room together, creating a cosy and lovely place to entertain or to hang out with the family.

Then we move through to;

KITCHEN / DINER

9'5" x 17'7" (2.88 x 5.38)

This standout room features the same engineered oak style flooring, a central heating radiator, 2 large French patio doors leading out into the garden, thin modern worktop in a marble styling. The kitchen area also includes a built in oven, a 4 ring gas hob and extractor, a lovely sink and drainer with a quarter bowl, with a large uPVC window above this and finally undercounter space for a washer or dryer.

Before moving upstairs to;

BATHROOM

6'9" x 6'8" (2.08 x 2.04)

The family bathroom is a serene place, with tiled flooring and splash back and the sleep white bath with a shower above it create a modern feel to the room, not to mention the low flush wc and the suspended hand wash basin. The room also features a lovely uPVC window with frosted glass for privacy and a heated towel rail.

BEDROOM 1

10'1" x 10'4" (3.08 x 3.17)

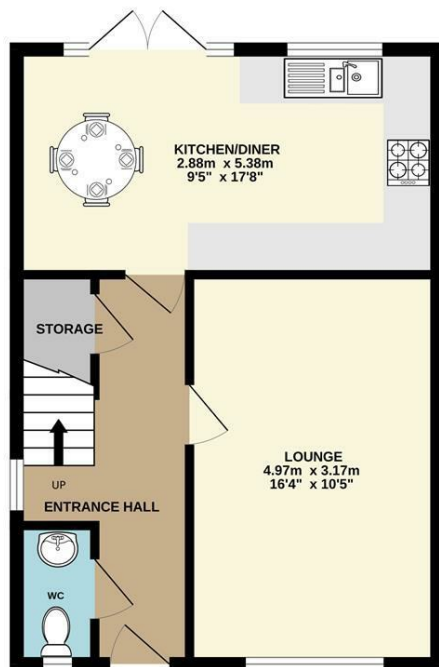
The principal bedroom features a lovely uPVC window that overlooks the rear garden. A central heating radiator sits beneath this window, and the room is finished off by the lovely plush carpet, helping add to the cosy retreat.

ENSUITE

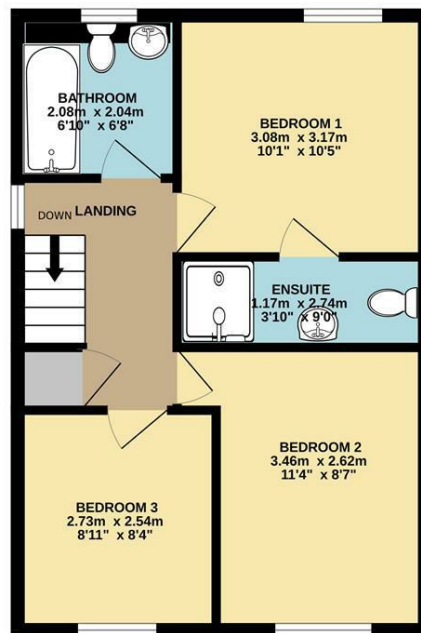
3'10" x 8'11" (1.17 x 2.74)

The ensuite connected to bedroom 1 features lovely tiled flooring, a heated towel rail, a low flush wc and a suspended hand wash basin. The other end of the room is where the shower unit sits.

GROUND FLOOR
42.2 sq.m. (455 sq.ft.) approx.



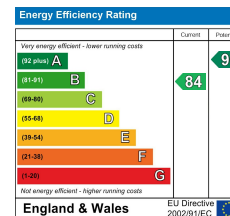
1ST FLOOR
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA: 82.7 sq.m. (890 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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BEDROOM 2

11'4" x 8'7" (3.46 x 2.62)

Bedroom 2 features a lovely fitted carpet, a central heating radiator and a uPVC window that overlooks the front aspect of the property. Currently used as a walk-in wardrobe but is primarily a bedroom.

BEDROOM 3

8'11" x 8'3" (2.73 x 2.54)

The final bedroom features wooden flooring, a central heating radiator, and a uPVC window overlooking the front aspect of the property.

EXTERIOR

The lovely garden features a paved area and grass, perfect for families and those wanting to entertain guests outside during those summer months!

The front of the property features a large drive, suitable for up to 3 cars.

GENERAL INFORMATION

EPC: B

COUNCIL TAX BAND: B

TOTAL FLOOR AREA: 74.8 sq.m. (805 sq.ft.) Approx

uPVC Double Glazing

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.

A RESERVATION AGREEMENT MAYBE AVAILABLE

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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PINEWOOD

