



Sycamore Drive, Holmewood, Chesterfield, Derbyshire S42 5XL



3



2



1



B

£250,000

PINWOOD

Sycamore Drive Holmewood Chesterfield Derbyshire S42 5XL



£250,000

**3 bedrooms
2 bathrooms
1 receptions**

- Driveway Parking for Two Cars and Single Integral Garage
- Ground Floor WC - Family Bathroom and En suite Shower Room to Principal Bedroom
 - Inviting Lounge
- Stylish Kitchen Diner with Integrated High Level Oven, Hob and Extractor, Dishwasher, Fridge Freezer and Space/Plumbing Washing Machine
 - South Facing Enclosed Rear Family Sized Landscaped Garden
- Three Generous Bedrooms - Space for Additional Bedroom Furniture
- Gas Central Heating - uPVC Double Glazing - EPC Rated B - Council Tax Band B
 - Builders Warranty Remaining - Built 2025
- Easy Access to the Towns of Chesterfield and Clay Cross - Easy Access to the M1 Motorway Junct 29
 - Close to the Village Amenities and Five Pits Trail for Walks



A Delightful Three-Bedroom Semi-Detached Home

Located on Sycamore Drive in the charming area of Holmewood, this beautifully presented three-bedroom semi-detached house offers a perfect blend of modern living and family comfort. Situated close to local amenities, schools, and excellent transport links, this property is ideal for anyone seeking a move-in-ready home in a desirable location.

Upon entering, you are welcomed into the porch, which leads seamlessly into the inviting lounge. Bathed in natural light, this warm and cosy space provides the perfect setting for relaxing with family or entertaining guests. To the rear of the home, the kitchen/diner offers a generous, open-plan space designed for modern family living. Fitted with integrated high level oven, hob and extractor, dishwasher, fridge and freezer, space/plumbing for a washing machine and ample room for dining furniture, it creates a practical yet stylish hub for everyday life. A convenient downstairs WC completes the ground floor.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the family bathroom has a white suite with shower over bath and serves the remaining bedrooms with style and functionality.

Externally, the rear family sized landscaped garden is laid mainly to lawn, providing an ideal space for outdoor relaxation or summer entertaining. To the front, the property features a driveway and an integral single garage, offering convenient off-road parking.

This property is an ex-Avant Homes Oakwood house type at Earl's Park, representing a fantastic opportunity to acquire a modern, comfortable home in a sought-after area. With spacious living areas, stylish interiors, and a move-in-ready condition, it is certain to appeal to families and professionals alike.

Don't miss the chance to make this lovely house your new home – call today to arrange a viewing!

PORCH

4'3" x 4'1" (1.31 x 1.25)

The property is entered into the porch, a useful space for coats and shoes.

LOUNGE

13'9" x 9'10" (4.21 x 3.00)

The lounge is a spacious and inviting room, perfect for relaxing or entertaining, featuring a central heating radiator and a window to the front elevation that fills the space with natural light.

KITCHEN DINER

18'6" x 8'7" (5.65 x 2.64)

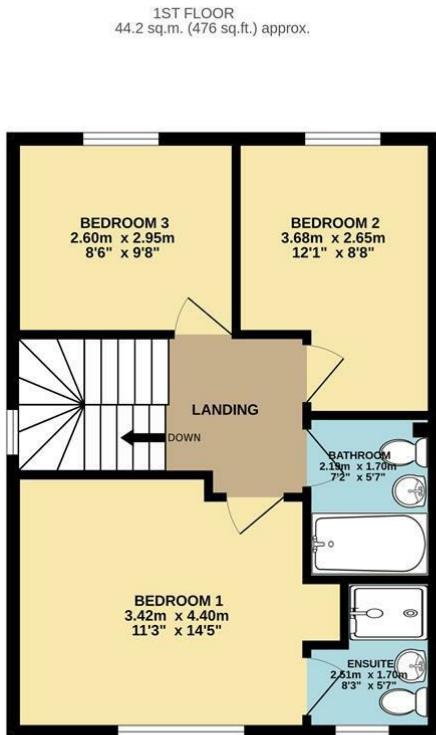
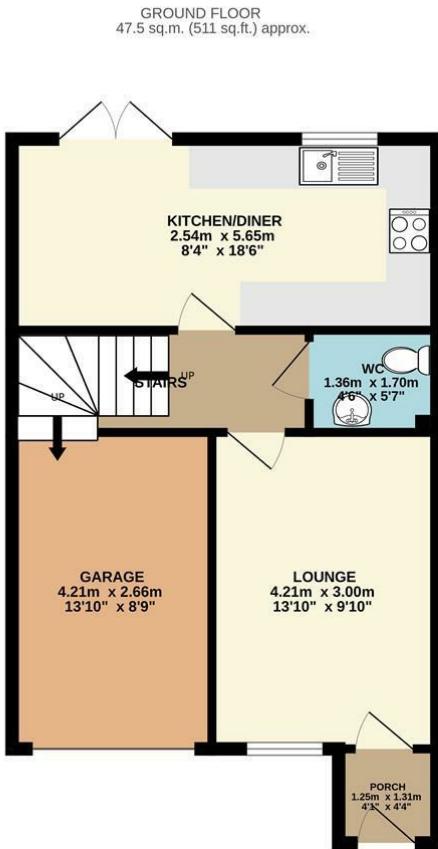
The kitchen is thoughtfully designed with stylish matching cabinetry and a complementary worktop. It features an inset sink and drainer, an oven and hob with hood over, and integrated appliances, with additional space for further appliances as needed. There is also ample room for dining furniture, and a window to the rear elevation allows natural light to fill the space.

GROUND FLOOR WC

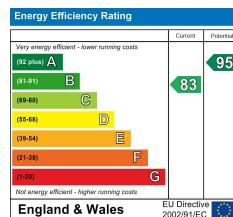
5'6" x 4'5" (1.70 x 1.36)

The downstairs WC is conveniently fitted with a low-flush WC and a hand wash basin, providing a practical and well-presented addition to the ground floor.





TOTAL FLOOR AREA: 91.7 sq.m. (987 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the above floor plan, 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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Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



ESTAS
WINNER



CHESTERFIELD
HIGH STREET
AWARDS
WINNER

FIA
FEDERATION
OF INDEPENDENT
AGENTS

BEDROOM ONE

14'5" x 11'2" (4.40 x 3.42)

Bedroom one is a well-proportioned room featuring carpeted flooring, a central heating radiator, and a window, creating a comfortable and bright space.

ENSUITE TO BEDROOM ONE

8'2" x 5'6" (2.51 x 1.70)

The en-suite is fitted with a low-flush WC, a hand wash basin, and a shower, offering a practical and modern private bathroom for the master bedroom

BEDROOM TWO

12'0" x 8'8" (3.68 x 2.65)

Bedroom two is a double room, thoughtfully finished with carpeted flooring, a central heating radiator, and a window, providing a bright and comfortable living space.

BEDROOM THREE

9'8" x 8'6" (2.95 x 2.60)

Bedroom three is a well-sized room featuring carpeted flooring, a central heating radiator, and a window, creating a bright and comfortable space.

EXTERIOR

Outside, the property benefits from a rear garden laid to lawn, a driveway to the front providing convenient off-road parking, and an integral single garage, combining practicality with outdoor space.

SINGLE INTEGRAL GARAGE

13'9" x 8'8" (4.21 x 2.66)

The single integral garage has up and over door, lighting and power and is a useful space for additional parking or storage.

GENERAL INFORMATION

Total Floor Area 987.00 sq ft / 91.7 sq m

EPC Rated B

Council Tax Band B - Neddc

Gas Central Heating - Combi Boiler

uPVC Double Glazing

Built 2025 - Remaining Builders Warranty

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised

may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

PINEWOOD