



Emerald Close, Holmewood, Chesterfield, Derbyshire S42 5WG

 **4**  **2**  **1**  **B**

Offers Over £300,000

P I N E W O O D



Emerald Close Holmewood Chesterfield Derbyshire S42 5WG



Offers Over £300,000

4 bedrooms
2 bathrooms
1 receptions

- 4 double bedrooms - ensuite shower room to principal bedroom
 - 2 modern bathrooms and ground floor wc - utility room
- family detached house - built 2022 - new build warranty remaining
- Located in Holmewood, popular village location close to all the amenities nearby and in the town of Clay Cross
 - 1 reception room - ideal for relaxing
- Close to Chesterfield, Clay Cross, Main commuter routes and M1 Motorway
 - Quiet Emerald Close - Popular and new residential estate
 - stunning and well equipped kitchen diner
- driveway parking for two cars and a single garage and south facing enclosed rear garden
- Freehold - Council Tax Band D - Gas central heating - upvc double glazing





Nestled in the tranquil setting of Emerald Close, Holford, Chesterfield, this splendid Baybridge style detached house offers a perfect blend of comfort and modern living, built in 2022.

With four generously sized bedrooms, this property is ideal for families seeking space and privacy. The well-appointed reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings with loved ones. A stunning well equipped kitchen diner is the centrepiece of this property, a wonderful place to entertain guests or to spend time with the family, with direct access to the utility room.

The house boasts two bathrooms and a ground floor WC ensuring convenience for all residents and guests alike. Each room is designed to maximise natural light, creating a warm and inviting environment throughout the home. The layout is both practical and stylish, making it easy to adapt to your lifestyle needs.

To the front is driveway parking for two cars and single garage, to the rear is a family sized landscaped and enclosed south facing garden.

Emerald Close is situated in a peaceful neighbourhood, offering a sense of community while still being conveniently located near local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an excellent choice for families and professionals alike. With easy access to the M1 motorway and Five Pits trail.

This property presents a wonderful opportunity for those looking to settle in a charming area of Chesterfield. With its spacious interiors and desirable location, this detached house is not to be missed. Come and experience the comfort and convenience that this home has to offer.

****Video tour available, take a look around!****

****Contact Pinewood Properties for more information or to book a viewing****

Entrance Hall

The entrance hall offers a welcoming start to the home with a neatly arranged console table under a round mirror, creating a bright and functional space for guests and residents alike.

Lounge

15'2" x 10'9" (4.61m x 3.29m)

The lounge is a comfortable and inviting space featuring a large window which fills the room with natural light. It is designed with neutral tones and includes a modern electric fireplace under a mounted TV, creating a relaxing environment perfect for unwinding or entertaining.

Kitchen/Diner

9'3" x 18'8" (2.82m x 5.69m)

The kitchen/diner is a bright and spacious area designed for modern living. The kitchen is fitted with sleek white cabinets and marble-effect worktops, complemented by a glass splashback behind the hob. A dining table can sit centrally, beneath a sparkling chandelier, with French doors opening directly onto the rear garden, bringing in plenty of daylight and easy garden access. The flooring is a stylish wood effect, adding warmth to the space.

Utility Room

6'3" x 5'8" (1.91m x 1.74m)

The utility room is compact yet practical with space for laundry appliances and additional storage, finished to match the kitchen's worktops and flooring. It benefits from direct access to the rear garden, making it a convenient space for household chores.

WC

3'0" x 5'8" (0.91m x 1.74m)

The ground floor WC is neatly tiled partway up the walls, with a simple white suite including a wash basin and toilet. It provides a useful guest facility close to the living areas.

Bedroom 1

13'1" x 10'10" (4.00m x 3.30m)

Bedroom 1 is a well-proportioned principal bedroom with a large glazed window overlooking the front. It features a stylish upholstered wall panel behind the bed and fitted wardrobes with mirrored doors, providing excellent storage. The neutral colour scheme maintains a calm, restful atmosphere and the room benefits from a modern ensuite shower room.

Ensuite

The ensuite shower room is modern and practical, fitted with a walk-in shower, basin, and WC. Neutral tiling extends fully across the walls, complementing the clean, bright design.

Bedroom 2

13'1" x 10'3" (4.00m x 3.12m)

Bedroom 2 is a spacious double room located to the front of the house, featuring a large window that fills the room with natural light. Its neutral decor allows for easy personalisation and it offers ample space for furniture.

Bedroom 3

11'6" x 9'0" (3.51m x 2.75m)

Bedroom 3 is a comfortable room with a window overlooking the rear garden. The neutral décor and carpeted floor create a serene environment suitable for use as a bedroom or guest room.

Bedroom 4

11'6" x 8'9" (3.51m x 2.67m)

Bedroom 4 is a slightly smaller double room positioned at the rear of the house, with a window offering views over the garden. It maintains a clean and simple style, ideal for use as a child's bedroom or study.

Bathroom

8'5" x 6'7" (2.56m x 2.00m)

The family bathroom is fitted with a bath, WC, and basin, all complemented by neutral wall tiles and a window that helps flood the room with natural light. The layout is practical, meeting the needs of a busy household.

Rear Garden

The rear garden has a paved patio area perfect for outdoor seating and dining. Beyond this, a well-maintained lawn is enclosed by wooden fencing, providing a private and tranquil space for relaxation or play.

General Information

Tenure - Freehold
uPVC Double Glazing
Gas Central Heating

EPC Rated:

Total Floor Area - 109.7 sq.m. (1181 sq.ft) approx
Council Tax Band D

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.

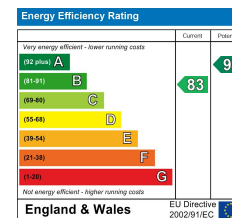
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Disclaimer

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.



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