



Hunloke Road, Holmewood, Chesterfield, Derbyshire S42 5RZ

4 1 2 EPC D

£150,000

PINEWOOD



Hunloke Road Holmewood Chesterfield Derbyshire S42 5RZ

£150,000

4 bedrooms
1 bathrooms
2 receptions

- 4 spacious bedrooms, 2 king size, 1 double and 1 single
 - 1 modern bathroom, beautifully put together
- 2 cosy reception rooms - perfect for entertaining guests or the family
 - Potential to turn the loft into 2 extra rooms - boarded
 - Built in 1901 - Classic charm and modern appliances
- Located in the village of Holmewood - Near to Clay Cross and Chesterfield amenities
 - Gas Central Heating - uPVC double glazing
 - Useful out out building with electrics
 - Close to local schools
 - Council Tax Band: B - EPC rated: D - Freehold





You'll find this stunning property filled with character within Holmwood, Chesterfield, this end-terrace house offers a perfect blend of character and modern living. Built in 1901, the property boasts a rich history while providing ample space for a growing family or those seeking a comfortable home.

Upon entering, you are welcomed by two inviting reception rooms, ideal for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The heart of the home is the well-appointed kitchen, which is designed for both functionality and style, making it a wonderful place to prepare meals and gather with loved ones.

The property features four generously sized bedrooms, providing plenty of room for family members or guests. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. The bathroom is conveniently located, catering to the needs of the household with ease.

The exterior of the home complements its interior charm, with a traditional façade that reflects its historical roots. On street parking to the front, rear courtyard, lawn and outhouse/store. The surrounding area is well-connected, offering easy access to local amenities, schools, and transport links, making it an ideal location for families and commuters alike.

In summary, this end-terrace house on Hunloke Road presents a unique opportunity to own a piece of history while enjoying the comforts of modern living. With its spacious layout, characterful features, and convenient location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

PLEASE CALL PINewood PROPERTIES FOR MORE INFORMATION OR TO BOOK A VIEWING

Hallway

A welcoming hallway features traditional floor tiles and original decorative wall tiling, creating a charming entrance to the home. It provides access to the lounge and stairs leading to the first floor.

Lounge

16'4" x 13'1" (4.98m x 3.98m)

The lounge offers a cosy space with a bay window that fills the room with natural light. A classic fireplace with a marble surround serves as a focal point, complemented by a neutral carpet and tasteful wallpaper, perfect for relaxing or entertaining.

Dining Room

13'0" x 13'1" (3.97m x 3.98m)

Adjoining the lounge, the dining room is a comfortable area with a feature exposed brick wall and a fireplace. Its spacious layout comfortably accommodates a dining table and chairs, ideal for family meals and gatherings.

Kitchen

10'7" x 12'0" (3.21m x 3.65m)

The kitchen is well-appointed with ample work surfaces and storage, including wall and base units in a muted green shade. It features a large cooker and a washing machine, with a door providing access to the rear garden. The flooring is practical wood effect, extending into the kitchen.

Pantry

A generous pantry offers plentiful storage space with open shelving along one wall and room for appliances such as a fridge and washing machine. Its rustic exposed brick wall adds character to this practical utility area.

Bathroom

6'9" x 12'0" (2.07m x 3.65m)

The new bathroom is stylishly tiled with patterned black and white tiles on the lower walls and floor, contrasted by blue painted walls above. It includes a bath with overhead shower, a wash basin with vanity unit, and a WC, all arranged to make efficient use of the space.

Landing

The landing at the top of the stairs leads to all bedrooms, featuring a red carpet runner and neutral walls, creating a warm and inviting atmosphere.

Bedroom 1

13'0" x 12'0" (3.97m x 3.65m)

Bedroom 1 is a spacious main bedroom featuring built-in wardrobes for ample storage. The room is carpeted in a soft green and benefits from a large window that allows natural light to flood in.

Bedroom 2

12'0" x 12'0" (3.67m x 3.65m)

Bedroom 2 is a well-proportioned room with fitted wardrobes along one wall, carpeted flooring, and a sizeable window ensuring plenty of daylight.

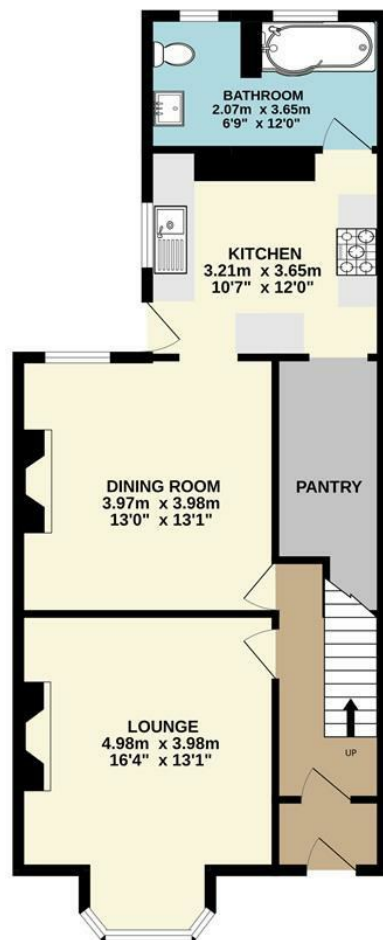
Bedroom 3

11'3" x 12'0" (3.43m x 3.66m)

Bedroom 3 is a comfortable double room with a built-in wardrobe and carpet flooring. It also features a WC and a sink within the room.



GROUND FLOOR
63.5 sq.m. (683 sq.ft.) approx.



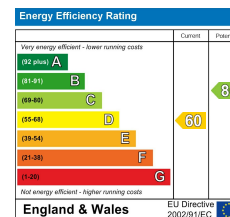
1ST FLOOR
52.6 sq.m. (566 sq.ft.) approx.



TOTAL FLOOR AREA: 116.1 sq.m. (1249 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 4

8'2" x 5'6" (2.48m x 1.67m)

Bedroom 4 is a smaller, single room with a window and neutral decor, suitable as a child's bedroom, guest room, or study.

Rear Garden

The rear garden offers a pleasant outdoor space with a lawn and a paved patio area, perfect for seating and entertaining. It is enclosed by brick walls, providing privacy, and includes a useful brick-built outbuilding for storage.

The outbuilding includes working lights and electrics, can be used as a store or a garage.

Front Exterior

The property's exterior is a classic red brick terraced house with a bay window and a low brick wall to the front. It blends period charm with modern updates, creating a welcoming street presence.

General Information

EPC: D

Total Floor Area: 1249 sq. ft. approx

Council Tax Band: B

Combi Boiler, last serviced November last year

Huge loft space with built in ladder access, power and lighting

Double Glazed uPVC back windows, Front are wood

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.

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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.