



Heath Road, Holmewood, Chesterfield, Derbyshire S42 5SL

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£160,000

P I N E W O O D

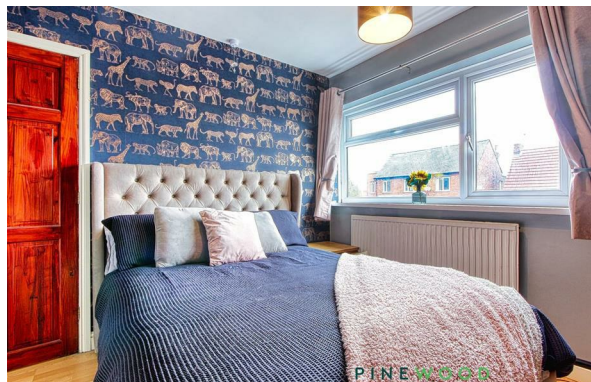


# Heath Road Holmewood Chesterfield Derbyshire S42 5SL

**£160,000**

**3 bedrooms  
1 bathrooms  
2 receptions**

- NO CHAIN - WELL PRESENTED FAMILY HOME
- SOUTH FACING REAR GARDEN WITH DETACHED WORKSHOP/STORE
- TWO RECEPTION ROOMS - LOUNGE WITH FEATURE FIREPLACE AND DINING ROOM
- MODERN KITCHEN WITH SPACE FOR A CENTRAL TABLE - INTEGRATED OVEN AND FOUR RING GAS HOB
  - DRIVEWAY PARKING FOR TWO VEHICLES
- MODERN BATHROOM WITH WHITE SUITE - SHOWER OVER BATH AND A SEPERATE WC
- TWO SPACIOUS DOUBLE BEDROOMS AND A SMALLER DOUBLE BEDROOM
- LOCATED ON A MAIN COMMUTER/BUS ROUTE - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29
- SHORT DRIVE INTO THE TOWNS OF CHESTERFIELD AND CLAY CROSS
- NEARBY ARE THE FIVE PITS TRAIL AND HARDWICK ESTATE FOR WALKS



NO CHAIN - Spacious Three-Bedroom Family Home with Rear Garden and Driveway Parking

A beautifully presented three-bedroom family home, offering a perfect blend of style, comfort, and versatility. The property features a welcoming entrance hall with laminate flooring, under-stairs storage, and inset spotlights, leading to a bright and airy lounge with a focal electric fire in a wooden surround.

The dining room benefits from two full length uPVC windows and uPVC French doors, providing plenty of natural light and direct access to the rear garden. The modern kitchen diner is fitted with grey shaker-style soft close drawers, wall and base units, integrated spaces/plumbing for appliances, a four-ring gas hob and built in oven.

The first floor comprises three well-proportioned bedrooms — two spacious doubles and a smaller double — all finished with a combination of painted and wallpapered décor and featuring either laminate flooring or carpets. A contemporary family bathroom includes fully tiled walls, a bath with overhead shower, a ceramic sink set into a vanity unit, chrome towel radiator, and a uPVC window, complemented by a separate WC.

Externally, the rear garden is fully enclosed and offers a patio, lawn, raised koi pond, and a detached storage workshop/building. To the front, a driveway provides off-road parking for two vehicles.

This property is ideally suited to families and professionals, offering versatile living space in a convenient location. Early viewing is highly recommended.

\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*

\*PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK A VIEWING\*

#### ENTRANCE HALL/STAIRS AND LANDING

A welcoming entrance hall featuring stylish wooden laminate flooring and a modern composite entrance door. The space offers a practical under stairs storage cupboard, additional built-in storage, and attractive painted décor with decorative panelling. Inset spotlights and a radiator complete the contemporary look. The staircase leads to a spacious landing area, continuing the tasteful décor and fitted carpets, with loft access and a further radiator.

#### KITCHEN DINER

11'6" x 8'0" (3.52 x 2.45)

A modern and practical kitchen diner, featuring tiled-effect vinyl flooring and a uPVC window that fills the space with natural light. The kitchen is fitted with stylish grey shaker-style wall and base units, laminate worktops, and tiled splash backs. It offers integrated spaces and plumbing for a washing machine and tumble dryer, as well as space for a tall fridge freezer. The cooking area includes a four-ring gas hob and built-in oven, complemented by soft-close cabinetry for a sleek and contemporary finish. A radiator completes the space, making it both functional and inviting for everyday living and dining.

#### DINING ROOM

15'0" x 10'11" (4.58 x 3.34)

A spacious and versatile dining area, featuring laminate flooring and a tasteful mix of painted and wallpapered décor. The room benefits from two large uPVC windows and uPVC French doors, allowing an abundance of natural light and providing direct access to the garden, perfect for entertaining and family gatherings.

#### LOUNGE

12'11" x 9'9" (3.95 x 2.98)

A bright and welcoming reception room featuring a large uPVC window that fills the space with natural light. The room is finished with a combination of painted and wallpapered décor, a fitted carpet, and a radiator providing warmth and comfort. A focal point of the room is the attractive electric fire set within a wooden surround, creating a cosy and inviting atmosphere.

#### SEPERATE WC

5'1" x 2'6" (1.55 x 0.78)

A practical and well-presented separate WC, featuring tiled flooring and partially tiled walls. The room includes a low-flush WC and a uPVC frosted window, with inset spotlighting providing a modern finish.

#### BATHROOM

6'8" x 6'2" (2.05 x 1.90)

A contemporary family bathroom, featuring fully tiled walls and tiled flooring for a clean and stylish finish. The room comprises a bath with an overhead shower, a ceramic sink with mixer tap set into a tiled vanity unit, and a wall-mounted chrome towel radiator. Inset spotlights and an extractor fan provide modern convenience, while a uPVC window allows natural light to brighten the space.

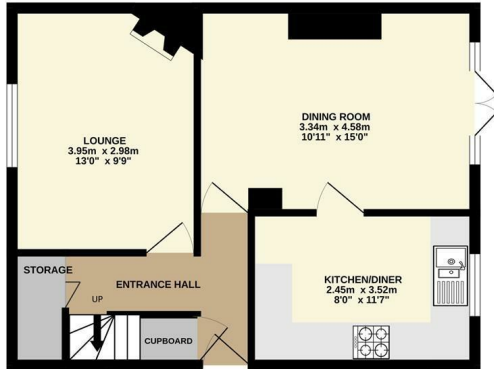
#### BEDROOM ONE

14'9" x 11'0" (4.50 x 3.37)

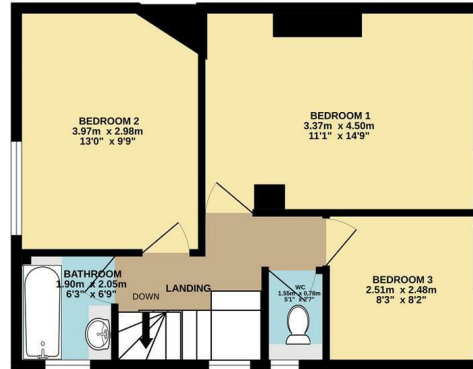
A spacious double bedroom located to the rear of the property, featuring a uPVC window that fills the room with natural light. Finished with painted and wallpapered décor and a radiator, this bedroom offers a comfortable space.



GROUND FLOOR  
41.7 sq.m. (449 sq.ft.) approx.

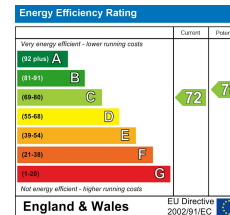


1ST FLOOR  
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 83.7 sq.m. (901 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 TWO

13'0" x 9'9" (3.97 x 2.98)

A generous double bedroom positioned at the front of the property, featuring laminate flooring and a combination of painted and wallpapered décor. The room benefits from a uPVC window providing natural light and a radiator, offering a comfortable and versatile space.

#### BEDROOM THREE

8'2" x 8'1" (2.51 x 2.48)

A charming small double bedroom located to the rear of the property, featuring laminate flooring and a combination of painted and wallpapered décor. The room benefits from a uPVC window allowing natural light and includes a radiator, making it a comfortable and versatile space, ideal for a guest bedroom, study or nursery.

#### EXTERIOR

The property benefits from a private, enclosed rear garden featuring a patio area, a well-maintained lawn, and a raised koi pond, creating an inviting outdoor space for relaxation and entertaining. Additionally, there is a storage workshop/building for added convenience. To the front, the property offers a driveway providing off-road parking for two vehicles.

#### GENERAL INFORMATION

TOTAL FLOOR AREA - 901.00 SQ FT / 83.7 SQ M

TENURE - FREEHOLD

COUNCIL TAX BAND A

EPC - C Rated

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING - COMBI BOILER

#### 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 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.

#### RESERVATION AGREEMENT MAY BE 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.

#### MORTGAGE ADVICE

If you require mortgage advice then this can be provided by our sister company Bishop and Co Mortgages, please call us for more details

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

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

PINEWOOD

