

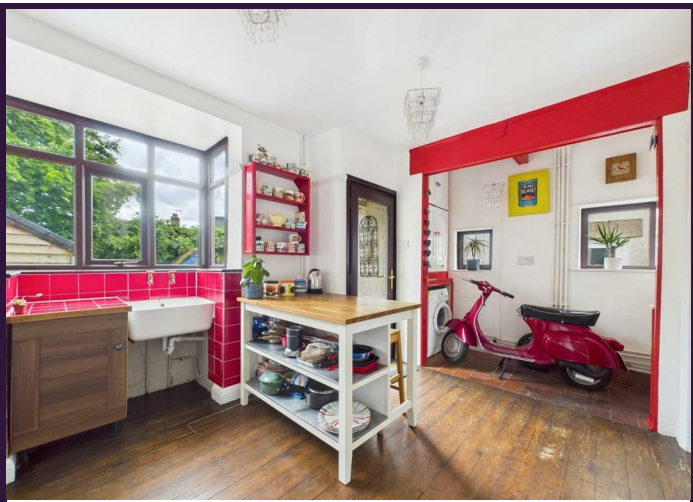


GRANT'S  
OF DERBYSHIRE

Pocknedge Lane, Holymoorside S42 7DZ  
Offers Around £275,000



Grants of Derbyshire are delighted to offer For Sale this charming two-bedroom semi-detached home, beautifully situated on a quiet and peaceful lane in the beautiful village of Holymoorside. The ground floor features a cosy living room full of character, along with a charming dining kitchen to the rear of the property. On the first floor, there are two spacious double bedrooms and a family bathroom. A generous driveway to the front of the property provides ample off-road parking, and to the rear, the property boasts a fully enclosed garden with side gate access. The property benefits from Double glazing and gas central heating throughout. There is planning permission (which has been granted) to extend the dining kitchen, and create an additional third bedroom to the first floor. Video tour available. Viewing highly recommended!



## The Location

Holymoorside is a charming semi-rural village on the edge of the Peak District National Park. It offers two traditional pubs with Chatsworth House just seven miles to the west, providing both scenic walks and heritage attractions. Located only two miles west of Chesterfield, the village also benefits from excellent local amenities and convenient transport links to the rail network and M1 motorway.

## Ground floor

To the front of the home is the entrance door opening into the

### Entrance hall 2'9" x 3'2" (0.86 x 0.99)

As you enter the property you are greeted with an entrance hall, perfect for hanging coats and storing shoes.

### Living room 10'10" x 12'11" (3.32 x 3.96)

This spacious living room is full of character, with the cozy log burner and its brick surround serving as the centerpiece. Natural light pours in through the front aspect French doors, creating a bright and airy feel, while offering easy access to the outdoors. A wooden door to the rear of the room opens into the

### Dining kitchen 8'11" x 14'11" (2.72 x 4.56)

This charming kitchen offers base units with inbuilt cupboards for storage, a white Belfast sink with red tiled splashbacks, offering both style and practicality. The freestanding cooker and hob sit elegantly within a white brick surround, creating a delightful focal point. Natural light floods through the rear-facing window, while a convenient door opens directly onto the garden. There is ample space for a small table and chairs, as well as further inbuilt cupboard space, and plumbing for a washing machine.

## First floor

By the entrance hall are some stairs leading up to the first floor.

### Bedroom One 10'10" x 12'10" (3.32 x 3.93)

This spacious double bedroom offers plenty of light from the front aspect large window, as well as a walk-in wardrobe for storage.

### Bedroom Two 8'11" x 9'10" (2.74 x 3.02)

Another good size double bedroom, with a window to the rear aspect allowing plenty of natural light.

### Bathroom 5'9" x 5'10" (1.77 x 1.79)

This family bathroom offers a three piece suite comprising white vanity sink, low-flush WC and a bath with shower over. There is also an opaque glass rear aspect window, allowing plenty of natural light into the room.

## Outside/parking

The property enjoys views across open fields to the front which is approached via a gravelled driveway, providing generous off-road parking alongside a pleasant front garden. To the rear, a fully enclosed garden offers both privacy and practicality, featuring two outdoor storage sheds and a gated side entrance for ease of access.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1832 per annum.

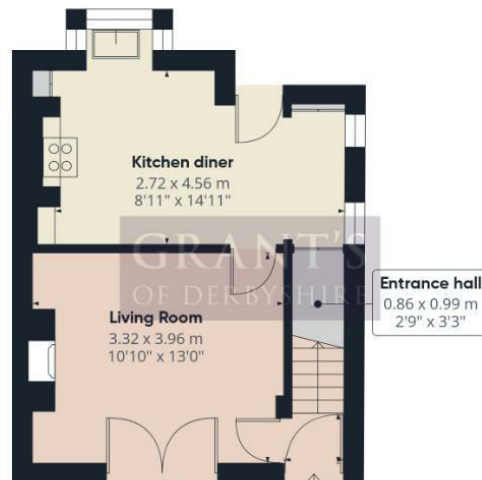












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

56.1 m<sup>2</sup>  
603 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

