

26 The Crescent,
Holymoorside, S42 7EE

OFFERS IN THE REGION OF

£385,000

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WILKINS VARDY

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£385,000

FOUR BED SEMI - SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM - SOUGHT AFTER VILLAGE LOCATION

Nestled in the semi rural area of Holymoorside, Chesterfield, this delightful semi detached house on The Crescent offers a perfect blend of comfort and space for family living. With a generous 1292 sq.ft. of well appointed accommodation, this property boasts a good sized living room and a superb open plan kitchen/diner/family room with French doors opening onto the attractive rear garden, which backs onto open countryside. The home also features four comfortable bedrooms, providing ample room for family members or guests, and a fully tiled bathroom. Outside, the property includes parking for one vehicle, and access to a useful integral store.

Holymoorside is a well regarded village, within Brookfield School catchment, being conveniently positioned for access into the Town Centre and for routes into the Peak District. This property is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

- Attractive Semi Detached Family Home
- Good Sized Living Room
- Four Bedrooms
- Off Street Parking & Enclosed Rear Garden with Summerhouse backing onto Open Countryside
- Sought After Semi Rural Village Location
- Superb Open Plan Kitchen/Diner/Family Room
- Family Bathroom
- Brookfield School Catchment Area
- EPC Rating: TBC

General

Gas central heating (Ideal Logic Max Combi Boiler)
Sealed unit double glazed windows and doors
Gross internal floor area - 120.0 sq.m./1292 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A side entrance door opens into an

Entrance Hall/Utility

Fitted with vinyl flooring and having built-in storage with sliding doors.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
A door gives access into a Store Room, and a further door opens into an ...

Inner Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.
Doors from here give access into the living room and the kitchen/diner/family room.

Living Room

13'0 x 11'0 (3.96m x 3.35m)
A good sized reception room, having a feature fireplace with wood fire surround and an electric fire sat on a stone hearth.

Open Plan Kitchen/Diner/Family Room

22'7 x 18'5 (6.88m x 5.61m)

Kitchen Area

Fitted with a range of wall, drawer and base units with complementary work surfaces over, including a breakfast bar with solid wood work surface. Inset 1½ bowl single drainer ceramic sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for a dishwasher, and there is space for a fridge/freezer.
A uPVC double glazed door gives access onto the rear of the property.
Laminate flooring.

Dining/Family Room

Fitted with laminate flooring and having a feature fireplace with painted fire surround, marble inset and hearth, and an electric fire.
Laminate flooring.
uPVC double glazed doors overlook and open onto the rear of the property.

Landing

Having a built-in storage cupboard and loft access hatch.
A door gives access to eaves storage.

Bedroom One

13'0 x 11'0 (3.96m x 3.35m)
A good sized front facing double bedroom.

Bedroom Two

18'5 x 7'2 (5.61m x 2.18m)
A good sized rear facing double bedroom.

Bedroom Three

18'5 x 7'2 (5.61m x 2.18m)
A good sized rear facing double bedroom having a built-in double wardrobe with sliding mirror doors.

Bedroom Four

8'11 x 5'5 (2.72m x 1.65m)
A rear facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a freestanding roll top claw foot bath, pedestal wash hand basin and a low flush WC.
Tiled floor.

Outside

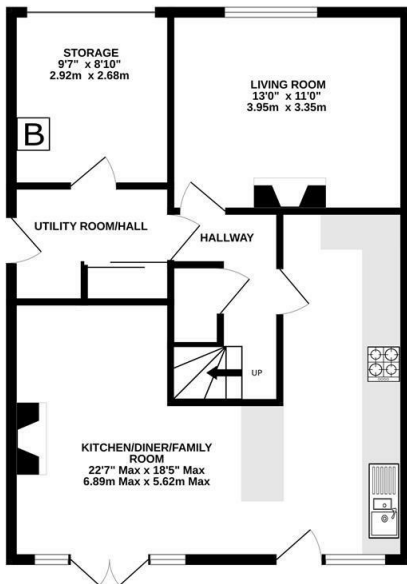
To the front of the property there is a low maintenance decorative gravel garden with some shrubs, alongside a block paved drive which provides off street parking and leads to an Integral Store (former Garage) which has an 'up and over' door, light and power.

A block paved path leads down the side of the property to the attractive, enclosed rear garden, where there is a block paved patio and a raised garden pond. A couple of steps lead up to the lawn which has a raised planted side border and a decorative pebble seating area, together with a path leading up to a Summer House.

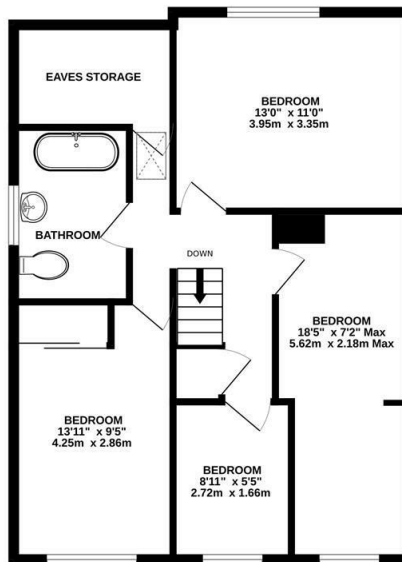
On the First Floor



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) 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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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fires, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	79
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



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