11 The Crescent,
Holymoorside, S42 7EE

ASKING PRICE

£450,000

WILKINS VARDY

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STYLISH & WELL APPOINTED DETACHED FAMILY HOME - THREE BEDS - TWO BATHS - SOUGHT AFTER SEMI RURAL VILLAGE LOCATION

A beautifully presented three bedroom home situated in a sought after semi rural village location and within Brookfield School catchment. This attractive property offers spacious and well balanced accommodation, including a bright and welcoming living area, a dual aspect fitted kitchen, separate sitting room/snug with French doors opening to the rear, three double bedrooms and two modern bathrooms, making this property ideal for families or those seeking extra space to work from home. Externally, the property benefits from off street parking and an attractive enclosed rear garden with useful workshop/store.

Holymoorside is known for its picturesque surroundings and community spirit, conveniently positioned close to local amenities, reputable schools, and excellent transport links. This home combines village charm with everyday practicality, making it an ideal purchase for a wide range of buyers.

- CHALET STYLE DETACHED FAMILY HOME IN SOUGHT AFTER VILLAGE LOCATION
- STYLISH & WELL APPOINTED ACCOMMODATION
- TWO RECEPTION ROOMS
- DUAL ASPECT KITCHEN/DINER
- THREE DOUBLE BEDROOMS, ONE LOCATED ON THE GROUND FLOOR
- GROUND FLOOR & FIRST FLOOR BATHROOMS
- OFF STREET PARKING TO FRONT & SINGLE GARAGE TO REAR
- ATTRACTIVE ENCLOSED REAR GARDEN
- BROOKFIELD SCHOOL CATCHMENT AREA
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed flush casement windows with monkey tail handles
uPVC doors
Cast iron radiators throughout
Gross internal floor area - 110.7 sq.m./1192 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch

With front entrance door opening into a ...

Entrance Hall

Having a built-in cloaks cupboard and two additional built-in storage cupboards. A staircase rises to the First Floor accommodation.

Living Room

17'4 x 12'0 (5.28m x 3.66m)
A generous dual aspect reception room fitted with oak LVT flooring and having a feature fireplace with log burner sat on a stone hearth.

Kitchen/Diner

13'10 x 12'0 (4.22m x 3.66m)
A good sized dual aspect room, fitted with a range of light grey wall, drawer and base units with complementary wood work surfaces and upstands.
Belfast sink with mixer tap.
Integrated appliances to include a dishwasher and washing machine.
Space is provided for a fridge/freezer. There is a range cooker, included in the sale, having a tiled splashback and extractor over.
Built-in floor to ceiling 2-door storage cupboard.
Oak LVT flooring.
A door gives access onto the side of the property.

Sitting Room/Snug

10'11 x 8'8 (3.33m x 2.64m)
A versatile rear facing reception room having wall panelling to half height and fitted with oak LVT flooring. uPVC double glazed French doors overlook and opening onto the rear patio.

Inner Hall

Fitted with oak LVT flooring.

Bedroom Three

11'10 x 10'11 (3.61m x 3.33m)
A good sized front facing double bedroom fitted with oak LVT flooring.

Family Bathroom

9'10" x 4'11" (3m x 1.5m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, wash hand basin with vanity unit below, and a concealed cistern WC.
LVT tiled flooring.

On the First Floor

Landing

With Velux window.

Bedroom One

15'4 x 10'1 (4.67m x 3.07m)
Spanning the full width of the property, a front facing double bedroom fitted with oak LVT flooring.
Access panels to eaves storage.

Bedroom Two

15'4 x 8'10 (4.67m x 2.69m)
Spanning the full width of the property, a good sized dual aspect double bedroom. fitted with oak LVT flooring.
Access panels to eaves storage.

Shower Room

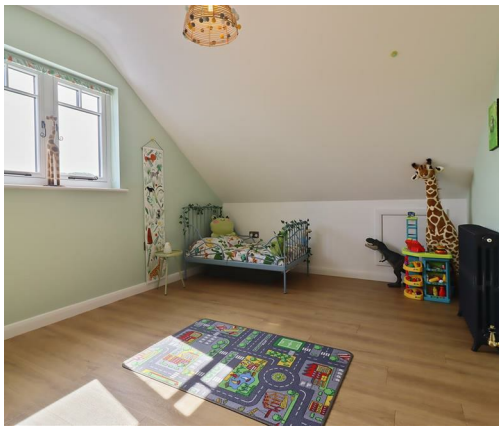
9'1 x 5'8 (2.77m x 1.73m)
Being part tiled and fitted with a modern white 3-piece suite comprising a walk-in shower enclosure with mixer shower, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.
Vertical heated towel rail.
Built-in wall storage.
LVT tiled flooring.

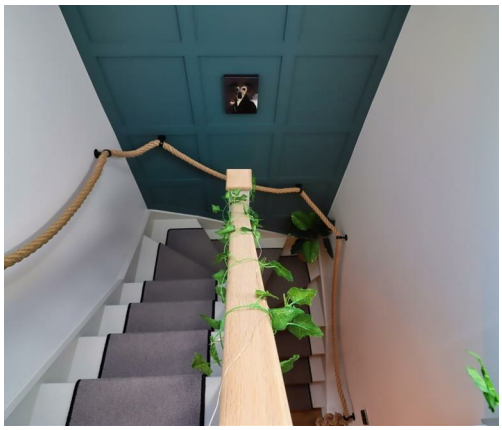
Outside

There is a gravelled frontage with side border and raised beds, providing off street parking for three vehicles. In addition, there is an EV charging point. A path leads to a gate which gives access down the side of the property and to the rear garden.

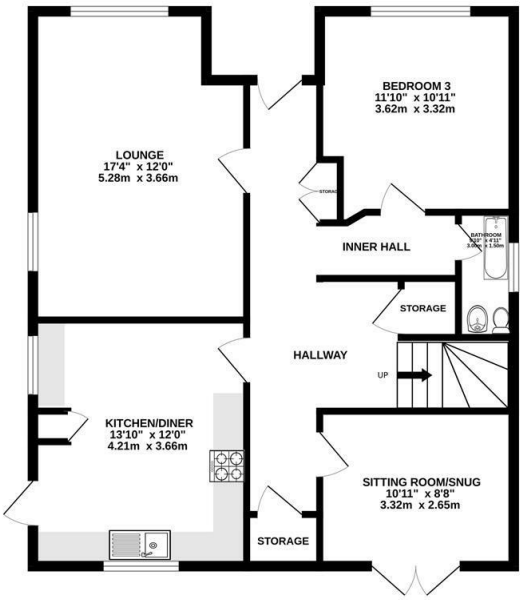
To the rear of the property there is an enclosed garden which comprises a paved patio with steps up to a lawn which is split by a paved path. Further steps from here lead to an artificial lawn and a Detached Single Garage which is accessed via a rear service road, the garage having an electric roller shutter door, a uPVC double glazed window and uPVC door. In front of the garage there is storage for bins etc.

WET ROOM

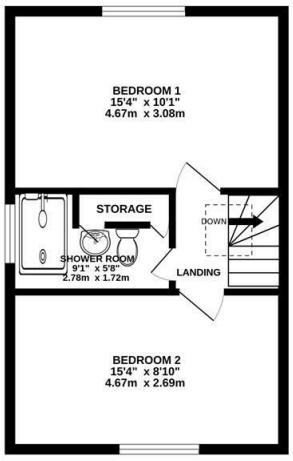




GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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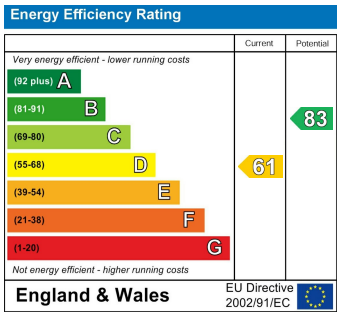

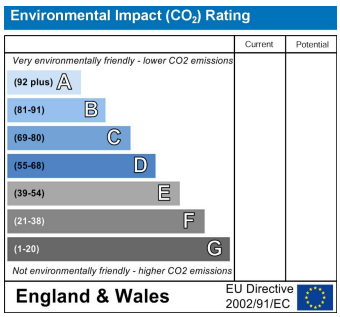

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VIEWINGS

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, log burning stove, dishwasher, shower units, 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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk