wards
estate agents

2 Highfields Way

Holmewood, Chesterfield, S42 5UQ

Guide price £155,000

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We are delighted to present this EXCEPTIONAL- TOTALLY REFURBISHED & EXTENDED- TWO BEDROOM SEMI DETACHED FAMILY HOUSE!! Having the benefit of an amazing full scheme of modernisation including replacement of internal walls/plastering, rewiring, Gas Combi Boiler(10 year warranty), new plumbing, uPVC double glazed windows 2024 and superb enclosed landscaped gardens with TWO CAR STANDING SPACES!

Internally the immaculately presented accommodation comprises of a side entrance into the superb open plan integrated kitchen/dining area/living space with feature media wall & shelving with subtle lighting. Fabulous extended lounge with vaulted ceiling and French doors onto the superb patio and gardens. To the first floor main double bedroom, second good sized bedroom and luxury fully tiled family bathroom with 3 piece suite!

Front tarmac car parking spaces for 2 vehicles with car charger and external electrical sockets. Substantially fenced boundaries and side gate leading into the enclosed rear landscaped gardens.

Summer House with lighting and power socket. Well maintained lawn area and fabulous Limestone Patio creating a perfect setting for outside family and social outside entertaining/enjoyment

Additional Information

Gas Central Heating -New Combi Boiler 2024with 10 year warranty
New plumbing throughout in 2024
Rewired in 2024
New uPVC double glazed windows/facias/soffits in 2024
Security Alarm System
New Internal walls and doors
Car Charger Installed 2025
Gross Internal Floor Area - 52.1 Sq.m/ 561.0 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area-Tupton Hall School

Superb Kitchen/ Dining/Living Area

19'7" x 12'4" (5.97m x 3.76m)

A fabulous open plan kitchen/dining/living space which is the real 'FAMILY HUB' of this property! Front entrance door leads into the integrated kitchen which includes a range of base and wall units with complementary work surfaces/upstands and inset composite sink . Integrated electric oven, 4 ring hob and feature chimney extractor fan above. Integrated fridge freezer and washing machine. Breakfast Bar with seating. Stylish 'marble effect' tiled flooring. Feature black wall amounted radiator.

A splendid open plan family living space with a superb feature MEDIA WALL having inset shelving with subtle lighting and inset electric feature fire. Useful under stairs storage space. Tiled flooring. Stairs climb to the first floor.

Extended Reception/Lounge

8'4" x 8'1" (2.54m x 2.46m)

Impressive, light & airy, extended family living area with superb vaulted ceiling having two Velux windows. uPVC French doors which lead onto the landscaped Limestone Patio and gardens. Anthracite feature wall radiator. Tiled flooring.

First Floor Landing

6'4" x 6'0" (1.93m x 1.83m)

Access to the insulated loft space via a retractable ladder.

Rear Double Bedroom One

12'5" x 10'6" (3.78m x 3.20m)

Main double bedroom with rear aspect window overlooking the rear gardens.

Front Bedroom Two

8'10" x 5'9" (2.69m x 1.75m)

Second bedroom with rear aspect window.

Luxury Fully Tiled Bathroom

6'2" x 5'6" (1.88m x 1.68m)

Fabulous family bathroom comprising of a three piece suite which includes a shower bath with shower screen and rainfall shower with additional shower spray attachment. Wash hand basin with fountain tap and low level WC are set in attractive vanity housing. Anthracite heated towel rail and downlighting.

Outside

Front tarmac car parking spaces for 2 vehicles with car charger and external electrical sockets. Substantially fenced boundaries and side gate leading into the enclosed rear landscaped gardens.

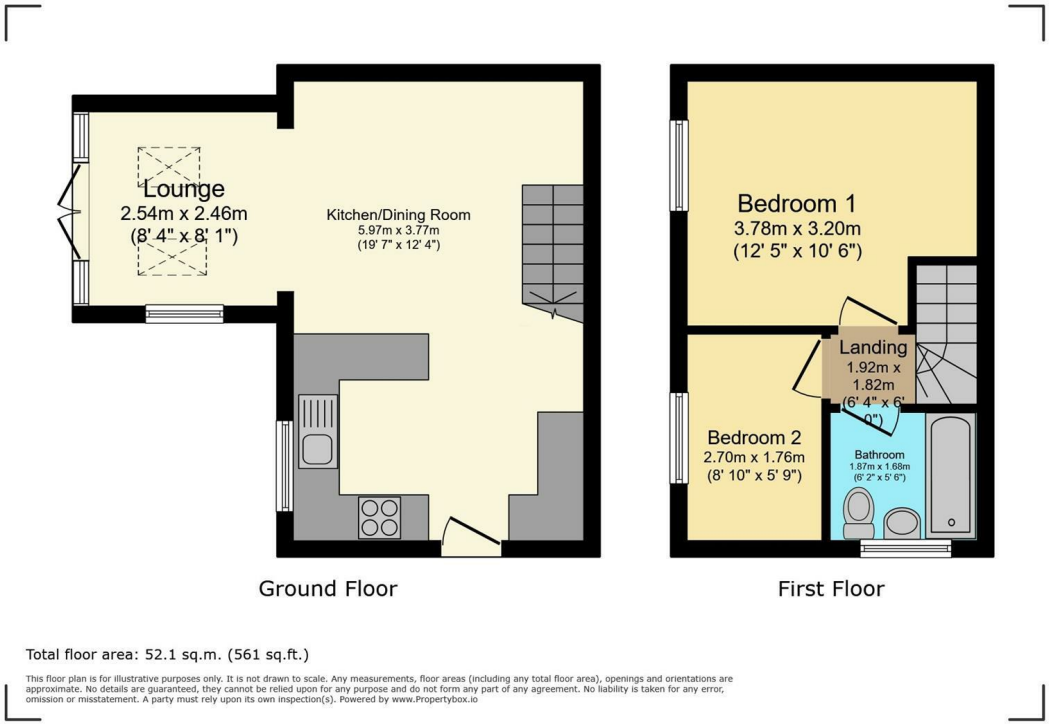
Summer House with lighting and power socket. Well maintained lawn area and fabulous Limestone Patio creating a perfect setting for outside family and social outside entertaining/enjoyment.

School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan



Total floor area: 52.1 sq.m. (561 sq.ft.)

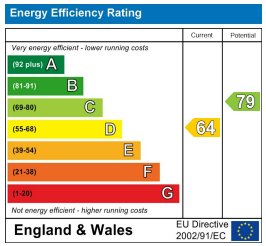
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

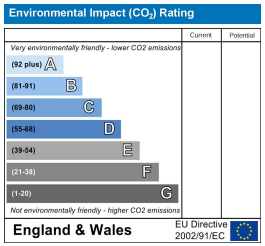
Area Map

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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, 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.

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