

wards
estate agents

53 Loads Road

Holymoorside, Chesterfield, S42 7ET

Offers in the region of £390,000

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Offered to the open market with NO CHAIN!! Early viewing is absolutely imperative to fully appreciate this deceptively spacious THREE DOUBLE BEDROOM/TWO BATHROOM FAMILY HOUSE! Having undergone a full scheme of refurbishment to an exceptionally high standard with gas central heating (Combi boiler) electrical certification, newly uPVC double glazing and soffits. Situated in this extremely highly sought after village location of Holymoorside on the fringe of the Peak National Park yet close to reputable schooling within BROOKFIELD CATCHMENT, bus routes and local amenities.

Stunning internal accommodation includes ground floor store/utility, LARGER THAN AVERAGE principal double bedroom with feature bespoke staircase to the first floor. Exquisite en suite shower room. To the first floor:- half tiled cloakroom/WC, two further double bedrooms and luxury part tiled family bathroom with 3 piece suite.
Impressive open plan living/dining kitchen with superb range of Bespoke Dove Grey units having Oak worktops and integrated appliances. Breakfasting Island with seating. Bi-folding doors to the living space and wall mounted feature electric log effect fire.

Front low walling with newly laid tarmacadam driveway which provides ample car parking spaces. Side stone walling and fenced boundary. Raised mature planted bed and stocked side borders. Side access steps to the rear.

Side low maintenance tier garden with mature planting. Good sized enclosed rear garden with substantially fenced boundaries. Stone flagged patio area with steps to raised mature lawns. Outside lighting.

























Additional Information
Gas Central Heating-Worcester Bosch Combi Boiler (Serviced in Oct 2025 with certification
uPVC double glazed windows(Windows to rear of house and to the left side, front facing plus ground floor front windows are newly installed 2025 with guarantee)
Electrical Installation Certification Jan 2026
Newly fitted external uPVC soffits 2025
New Internal doors with chrome fittings
Gross Internal Floor Area- 109.8 Sq.m/1181.8 Sq.Ft.
Council Tax Band -D
Secondary School Catchment Area - Brookfield Community School

Ground Floor Entrance/Utility Area
20'2" x 7'0" (6.15m x 2.13m)
Front uPVC glazed entrance door with obscure glazing. Excellent area with plenty of storage space. Wall mounted Combi boiler.

Ground Floor Large Double Bedroom
19'7" x 17'1" (5.97m x 5.21m)
Superb spacious main double bedroom with two front aspect windows having part obscure glazing. Downlighting. Feature Bespoke Staircase leads to the first floor.

Exquisite En-Suite
6'8" x 5'6" (2.03m x 1.68m)
Being partly tiled and comprising of a 3 piece White suite which includes a fully tiled enclosed shower with rainfall shower and additional shower spray attachment. Low level WC and pedestal wash hand basin with tiled splash back. Feature wall mirror, downlighting and extractor fan. Feature chrome heated towel rail. Underfloor heating.

First Floor Landing
8'5" x 4'10" (2.57m x 1.47m)
Feature Bespoke Staircase leads from the ground floor to the first floor landing space.

First Floor Hallway
9'4" x 3'3" (2.84m x 0.99m)
Provides access to all of the first floor accommodation and access to the spiral staircase leading to the ground floor.

Cloakroom/WC
5'3" x 2'11" (1.60m x 0.89m)
Being half tiled and comprising of a 2 piece suite which includes a low level WC and wash hand basin set within an attractive vanity unit which provides good toiletry storage space. Chrome heated towel rail and tiled floor.

Front Double Bedroom Two
14'11" x 12'0" (4.55m x 3.66m)
Good sized second double bedroom with front aspect window. Wall TV point.

Front Double Bedroom Three
10'5" x 8'5" (3.18m x 2.57m)
A third versatile bedroom which could also be used for office or home working. Front aspect window.













Luxury Family Bathroom
8'5" x 6'1" (2.57m x 1.85m)

Being partly tiled and comprising of a White 3 piece suite which includes a 'P' shaped shower bath with rainfall shower and additional shower spray attachment. Wash hand basin set within an attractive vanity unit which provides toiletry storage. Low level WC, chrome heated towel rail and downlighting.

Stunning Open Plan Living/Dining Kitchen
20'9" x 17'0" (6.32m x 5.18m)

Fabulous Bespoke integrated kitchen with a superb range of Shaker Dove Grey base and wall units having complimentary Oak work surfaces/upstands and attractive handles. Inset Belfast sink having a chrome hot water tap/hose. Integrated dishwasher, washing machine and fridge freezer. Integrated electric oven with 5 ring gas hob with extractor fan above and individually designed feature natural stone splash back. Inset wine rack, Oak wall shelf with complimentary plate rack above. Subtle plinth lighting and downlighting.

Fabulous Breakfast Island with Oak worktop having an overhang for dining seating and attractive drop lighting. Useful storage cupboard below.

Bi-fold doors to the rear gardens and side aspect window. Wall mounted feature log effect electric fire with remote control. LVT wooden flooring.

Outside
Front low walling with newly laid tarmacadam driveway which provides ample car parking spaces. Side stone walling and fenced boundary. Raised mature planted bed and stocked side borders. Side access steps to the rear.

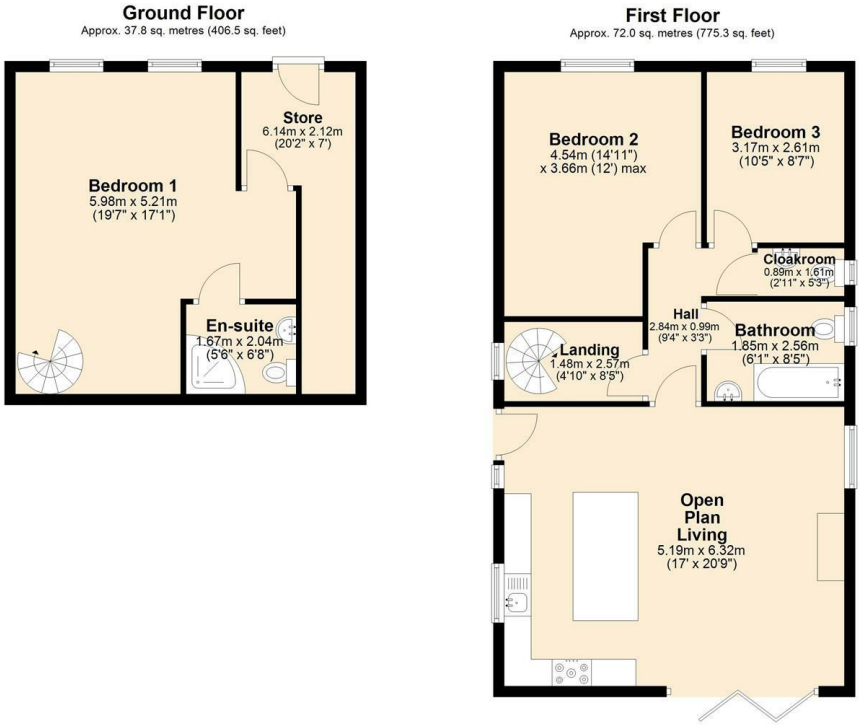
Side low maintenance tier garden with mature planting. Good sized enclosed rear garden with substantially fenced boundaries. Concrete slab patio area with stone toppings and steps to raised mature lawns. Outside lighting.

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.

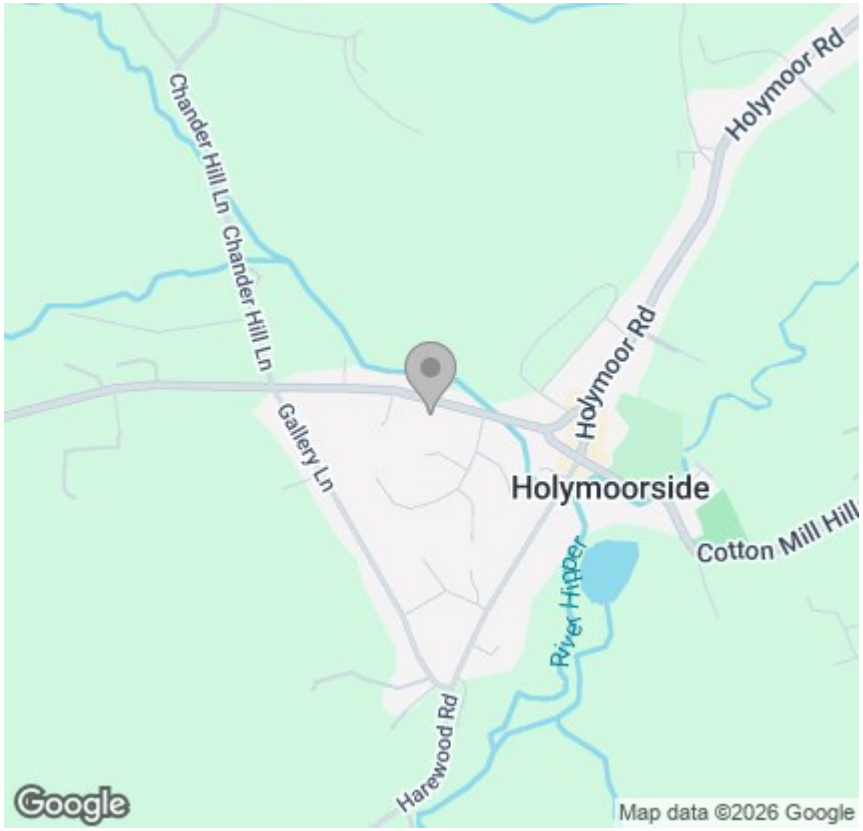
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 109.8 sq. metres (1181.8 sq. feet)

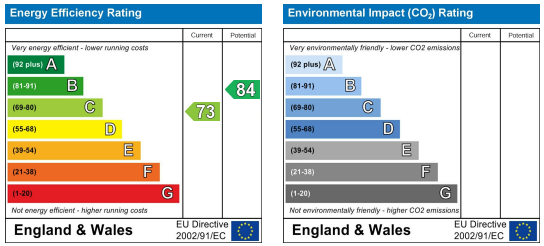
Area Map



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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