



23a The Crescent,
Holymoorside, S42 7EE

OFFERS IN THE REGION OF

£260,000



WILKINS VARDY

OFFERS IN THE REGION OF

£260,000

DETACHED FAMILY HOME ON GENEROUS PLOT, WITH SUPERB COUNTRYSIDE VIEWS

This delightful three bedroomed detached house offers 933 sq ft of well ordered and tastefully appointed accommodation, together with off street parking and a good sized rear garden backing onto open countryside.

The property is situated in this sought after village location, easily accessible for the local amenities and within Brookfield School catchment.

- Detached Family Home with Views
- Dining Kitchen & Cloaks/WC
- Bathroom/WC
- Generous Plot
- Semi Rural Village Position
- Generous Living Room
- Three Bedrooms
- Brookfield Catchment
- Off Street Parking
- EPC Rating: E

General

Gas central heating
uPVC double glazed windows and doors (except kitchen windows which are wood framed)
Gross internal floor area - 86.7 sq.m./933 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Brookfield Academy Trust

On the Ground Floor

Side Entrance Hall

With staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with a 2-piece suite comprising wash hand basin and low flush WC.

Kitchen/Diner

13'9 x 11'7 (4.19m x 3.53m)
Being part tiled and fitted with a range of pine wall units and white fronted base and drawer units with complementary wood effect work surfaces over.
Inset single drainer stainless sink with mixer tap.
Integrated electric double oven and 4-ring hob.
Space and plumbing is provided for a dishwasher and automatic washing machine, and there is space for a fridge/freezer and microwave.
Built-in pantry with shelving.

Living Room

16'0 x 13'9 (4.88m x 4.19m)
A generous reception room having a feature fireplace with wood burning stove sat on a tiled hearth.
Sliding patio doors open and give access into the ...

uPVC Double Glazed Conservatory

A lovely garden room with a door opening up onto the rear garden.

On the First Floor

Landing

Bedroom One

13'8 x 11'7 (4.17m x 3.53m)
A generous double bedroom with two windows overlooking the front of the property and having views across open countryside.
This room also has a range of built-in wardrobes along one wall.

Bedroom Two

11'9 x 7'2 (3.58m x 2.18m)
A rear facing double bedroom with superb views across open countryside.

Bedroom Three

11'9 x 6'9 (3.58m x 2.06m)
A rear facing single bedroom with superb views across open countryside.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled cast iron bath, pedestal wash hand basin and low flush WC.
Built-in airing cupboard housing the hot water cylinder.

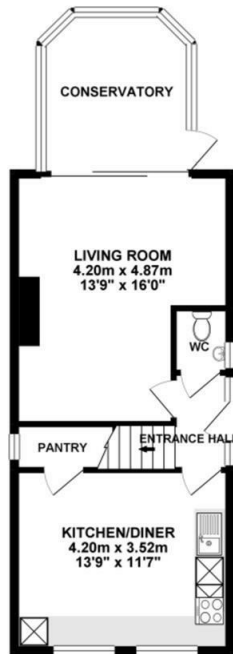
Outside

To the front of the property there is off street parking for one car, together with planted borders and shrubs.

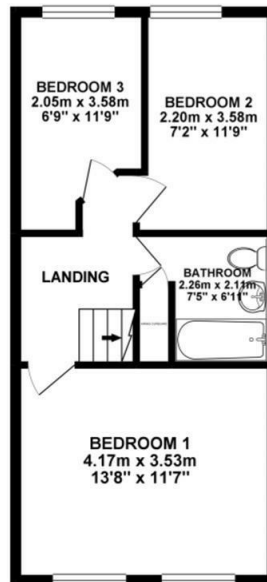
To the rear of the property there is a good sized garden comprising a paved seating area, lawn and mature borders and beds of plants, shrubs and trees.



GROUND FLOOR 47.79 sq. m.
(514.41 sq. ft.)




1ST FLOOR 38.95 sq. m.
(419.27 sq. ft.)



TOTAL FLOOR AREA : 86.74 sq. m. (933.68 sq. ft.) approx.
Visited every element has been made to ensure the accuracy of the floorplan contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with iDesign 6.0.0.18

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

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, wood burning stove, kitchen appliances, 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.

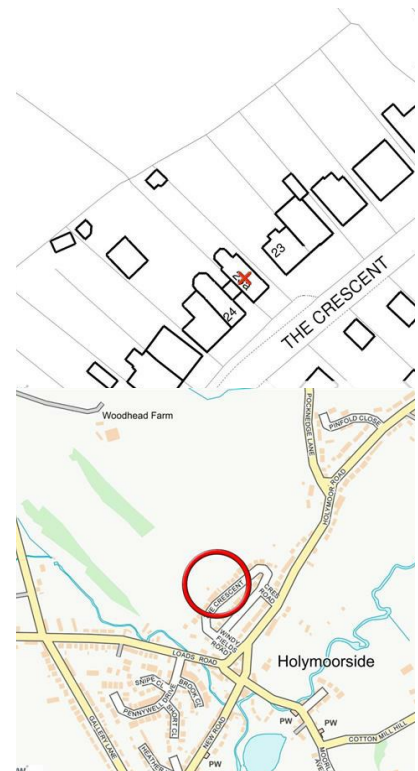
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Academy Trust 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 Consultant.



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

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

wilkins-vardy.co.uk