



9 Brook Close, Holymoorside, Chesterfield, S42 7HB
£325,000



* Quality Detached Family Home * Spacious & Immaculately Presented Accommodation Throughout * Four Bedrooms * Family Bathroom/w.c. + Ground Floor Cloakroom/w.c. * Through Lounge/Dining Room * UPVC Double Glazed Conservatory * Sun Terrace * Driveway and Large Garage * NO UPWARD CHAIN

Nestled in the charming area of Brook Close, Holymoorside, Chesterfield, this delightful four-bedroom detached house is an ideal home for a growing family. The property boasts a spacious layout, featuring a dual aspect living room and dining room that invites natural light, creating a warm and welcoming atmosphere.

The well-appointed kitchen provides ample space for culinary adventures, while the convenient downstairs WC adds to the practicality of the home. Each of the four bedrooms offers a comfortable retreat, ensuring that everyone has their own space to unwind.

One of the standout features of this property is the quaint rear garden, which overlooks the picturesque Brook. This serene outdoor space is perfect for family gatherings, gardening, or simply enjoying the tranquil surroundings. The garden provides a lovely backdrop for relaxation and play.

For those with vehicles, the property includes a spacious integral garage and a long driveway that accommodates multiple vehicles, ensuring that parking is never a concern.

With double glazing throughout, this home is not only energy-efficient but also provides a peaceful living environment. The combination of its spacious interiors, beautiful garden, and convenient location makes this property a must-see for anyone looking to settle in a friendly community. Don't miss the opportunity to make this charming house your new home.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hallway

A warm and welcoming space which has carpeted flooring, radiator and provides access to the Kitchen, Living Room, Downstairs WC, First Floor via the stairs and 2 storage cupboards, one of which houses the combi boiler.

Living & Dining Room

An extremely spacious, dual aspect room which stretches from the front of the property through to the back garden. It has carpeted flooring, 2 radiators and a large double glazed window. To the rear are double glazed sliding doors leading out to the Rear garden. Access is also given to the Conservatory and Kitchen.

Kitchen

A beautifully presented kitchen with tiled flooring, radiator and 2 windows, one double glazed to the side of the property and a single glazed window looking into the Conservatory. There are ample wall and base units incorporating a spacious worktop with one and a half sink and drainer with mixer tap, gas hob with extractor and electric oven. There is also space for a dishwasher and fridge freezer.

Conservatory

This light and airy room is located to the rear of the property overlooking the stunning green gardens and River. It is surrounded by 2 walls of double glazed windows and provides access into the integral garage and out to the Rear Garden via double, uPVC doors.

WC

Located to the front of the property and has tiled

flooring and a double glazed window with obscured glass. There is a low flush WC and wash basin with storage below.

FIRST FLOOR

Landing

Also very light from the double glazed window located at the top of the stairs, it has carpeted flooring and provides access to the Shower Room and all four bedrooms.

Bedroom One

Located to the front of the property and has carpeted flooring and a large double glazed window with radiator below.

Bedroom Two

This double bedroom is located to the rear of the property and has carpeted flooring and a large double glazed window with radiator below.

Bedroom Three

Bedroom three is a small double which is located to the front of the property. It has carpeted flooring and a double glazed window with radiator below.

Shower Room

A good sized shower room which has tiled flooring, a large double glazed window with obscured glass and radiator. There is a three piece bathroom suite in white which includes a low flush WC, wash basin with 2 large cupboard spaces below and a large corner shower. There is also a large storage cupboard on offer.

Bedroom Four

A good sized single bedroom located to the rear of

the property which has carpeted flooring and a large double glazed window with radiator below.

EXTERNAL

Front Garden

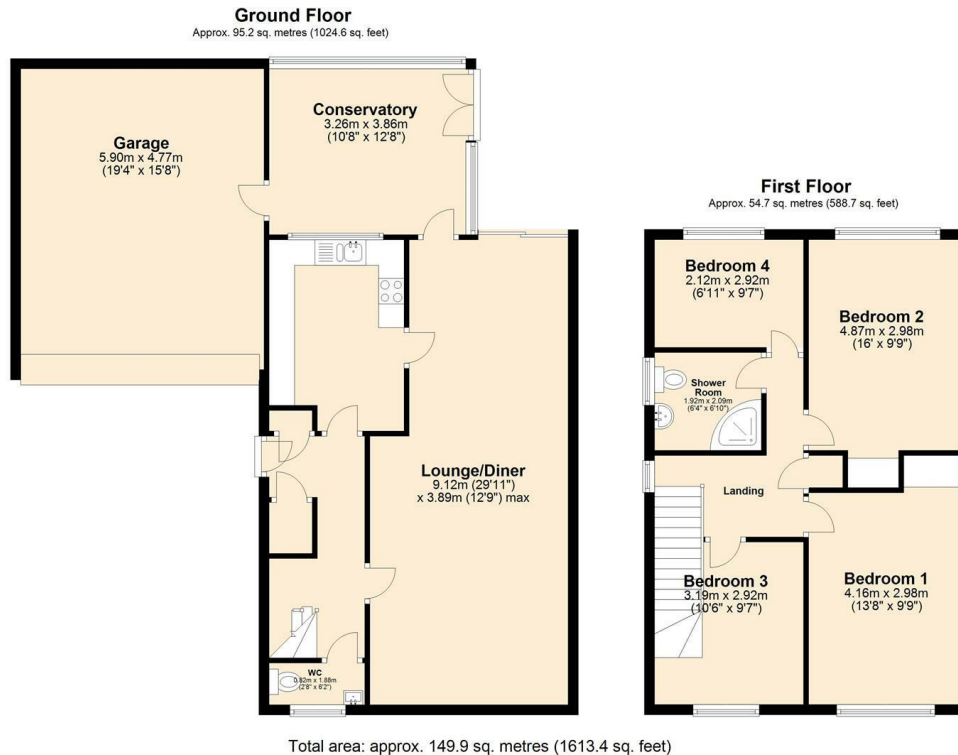
The property has ample curb appeal and boasts a long tar mac driveway providing parking for multiple vehicles and it also provides access into the very large Integral Garage which is equipped with electric and electric powered roller shutter door. There is a grassed area to the front of the property which has 2 good sized flower beds. To the left hand side of the property is a lockable gate which provides access round to the rear of the property.

Rear Garden

The rear of the property has a large raised decking area which is fully enclosed and looks over the rest of the garden and down to the Brook. A gate then provides access to the rest of the garden which boasts a pathway leading round to the front of the property and down some steps to the Brook itself as the land naturally drops down to the Brook.







| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | 61 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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