



**Hunloke Road, Holmewood Chesterfield S42 5RZ**

**welcome to**

## **Hunloke Road, Holmewood Chesterfield**

This well-presented two-bedroom semi-detached property offers spacious and versatile accommodation throughout, with neutral décor and modern flooring making it ready for immediate occupation whilst still offering scope for personalisation.

### **Front Of Property**

Situated within the popular village of Holmewood, this traditional semi-detached home enjoys a pleasant street-front position with on-street parking available nearby. The property presents an attractive façade with a combination of rendered and brick elevations, offering an excellent opportunity for first-time buyers and investors alike.

### **Living Room**

A generously proportioned front-facing reception room, bright and inviting with a large window allowing plenty of natural light to flood the space. Finished with neutral décor and modern flooring, the room provides ample space for a range of lounge furniture and creates a welcoming first impression upon entering the home.

### **Dining Room**

Positioned centrally within the property, the dining room offers a versatile space for formal dining and entertaining. Benefitting from access to both the staircase and kitchen, the room enjoys an open feel and serves as an ideal hub for everyday family life. Neutral decoration and contemporary flooring continue throughout.

### **Kitchen**

Located to the rear of the property, the kitchen is fitted with a range of wood-effect wall and base units complemented by contrasting work surfaces. Providing excellent storage and preparation space, the kitchen also offers room for appliances and direct access to the rear garden, making it both practical and convenient for modern living.

### **Stairs / Landing**

The staircase rises from the dining room to the first-floor landing, providing access to both bedrooms and the family bathroom. Bright and functional, the landing connects the accommodation with ease.

### **Bedroom One**

A spacious double bedroom situated to the front of the property, benefitting from a large window that allows for plenty of natural light. With ample room for bedroom furnishings and finished in neutral tones, the room provides a comfortable and relaxing retreat.

### **Bedroom Two**

A well-proportioned second bedroom located to the rear of the property. Ideal as a guest bedroom, children's room or home office, the space benefits from a pleasant outlook and neutral décor throughout.

### **Bathroom**

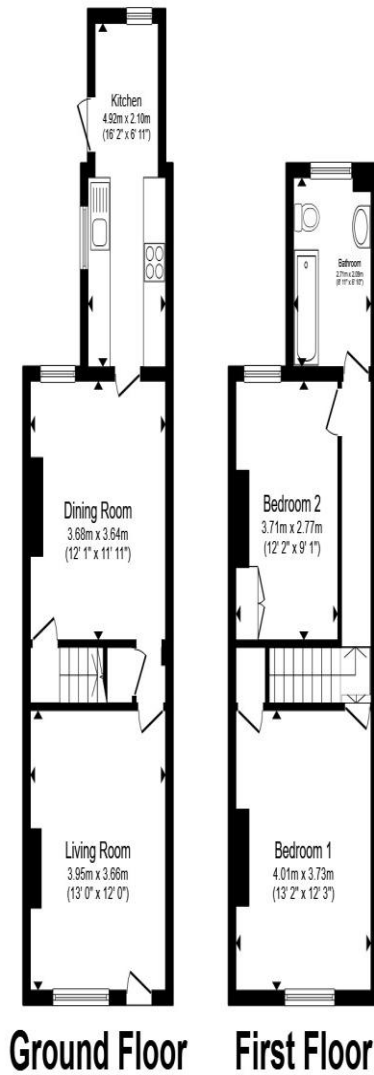
The family bathroom is fitted with a three-piece white suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Contemporary finishes and a window providing natural light create a bright and practical space.

### **Rear Garden**

To the rear, the property benefits from an enclosed, low-maintenance courtyard-style garden with paved seating areas, offering an ideal space for outdoor dining and entertaining. Surrounded by brick boundaries, the garden provides a good degree of privacy while requiring minimal upkeep.

### **Agents Note - Aml Fee**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 80.1 m<sup>2</sup> (862 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



**welcome to**  
**Hunloke Road,**  
**Holmewood Chesterfield**

- Council Tax Band - A
- NO CHAIN
- Two-Bedroom Semi-Detached Property
- Well-Presented Throughout
- Fitted Kitchen With Ample Storage

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of  
**£125,000**



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Property Ref:  
CSF105341 - 0004

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