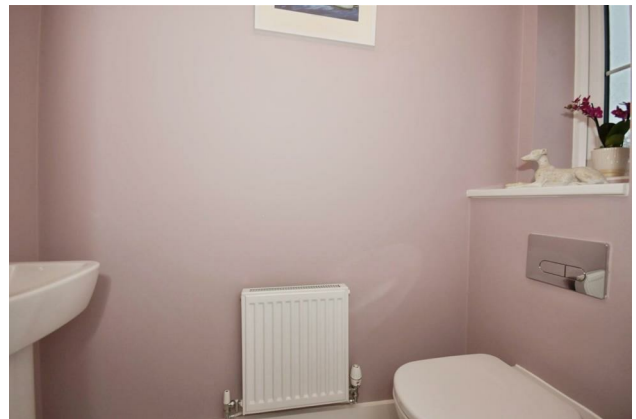


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16 Caister Drive, Holmewood, Chesterfield, S42 5GF

Offers Over £245,000



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Entrance Hall

Bright and welcoming with tiles underfoot, this entrance hall features a large understairs storage cupboard.

Cloakroom / WC

Convenient downstairs cloakroom with a WC and hand basin.

Lounge

Comfortable and bright lounge with Amtico flooring, rear patio doors leading to the garden. TV media ports have been integrated into the wall.

Kitchen Diner

A bright and practical kitchen diner featuring wooden effect countertops, Range Master sink and tap and integrated appliances throughout. The space is enhanced by a bay window that brings in plenty of natural light, creating a welcoming atmosphere. Tiled flooring throughout and ceiling spot lights. Roman blinds to the bay window.

Stairs & Landing

A staircase leads to a the landing area, offering access to all upper rooms. The landing includes a large built-in store cupboard for added convenience, along with a separate cupboard housing the water Tank.

Bedroom Two

A lovely spacious double room, front-facing with carpet flooring. Electrics for the TV have been integrated into the wall. Roman blinds to the window.

Bedroom Three

A rear-facing double bedroom with carpet flooring. Roman blinds to the window.

Bedroom Four / Study

A home office on the first floor, facing the back of the house. It has carpet flooring and a window that lets in natural light. Can fit a single bed if needed for a small box room. Roman blinds to the window.

Bathroom

A front-facing bathroom featuring a bath, along with a toilet and sink for everyday convenience. Tiles to the floor and half to the walls. Roller blind to the window.

Stairs To 3rd Floor

A staircase leads to a small landing area before the master bedroom, offering

Bedroom One

A well-sized bedroom with carpet flooring and large storage cupboard, offering both front and rear-facing aspects. The room includes an electric window and blind. Roman blinds to the front window.

En-suite Bathroom

Features a rear-facing window, walk-in shower, toilet, and sink. Tiled flooring.

Outside Exterior

The property benefits from a generous sized south facing rear garden. Landscaped for low maintenance with black basalt stone. Garden lights fitted. The house has a private driveway which a rare for the area due to most being shared driveways. Outside tap and external power supply to the side and rear of the house. The front of the property has a small lawn, path leading to the house with a stoned area along the path and hedge.

DISCLOSURE

ADVERT & DESCRIPTION DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.

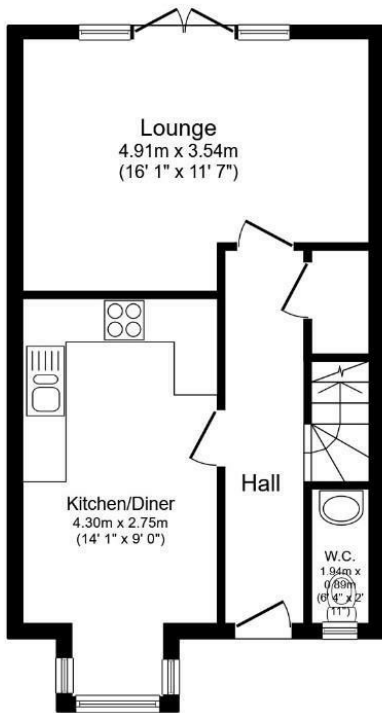
All measurements are approximate.

BUYERS AML FEE DISCLOSURE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale

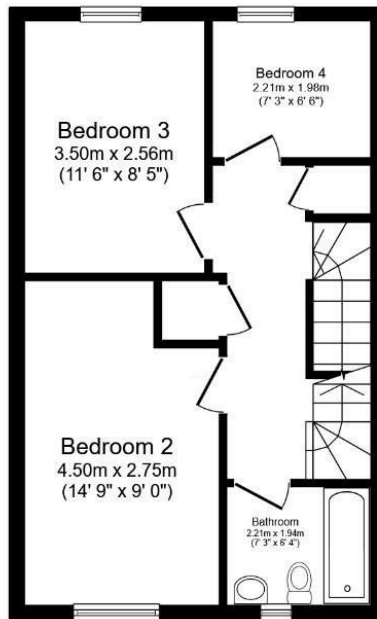
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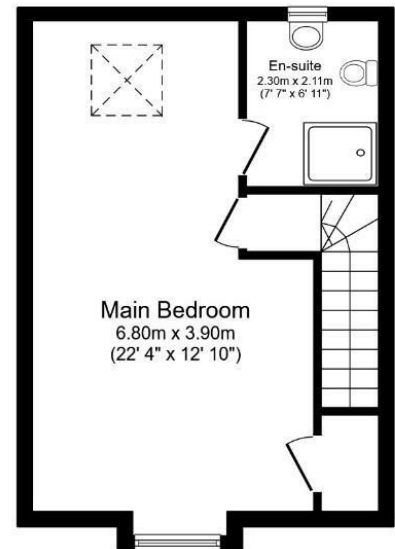
Ground Floor

Floor area 40.2 sq.m. (432 sq.ft.)



First Floor

Floor area 38.9 sq.m. (418 sq.ft.)



Second Floor

Floor area 33.1 sq.m. (356 sq.ft.)

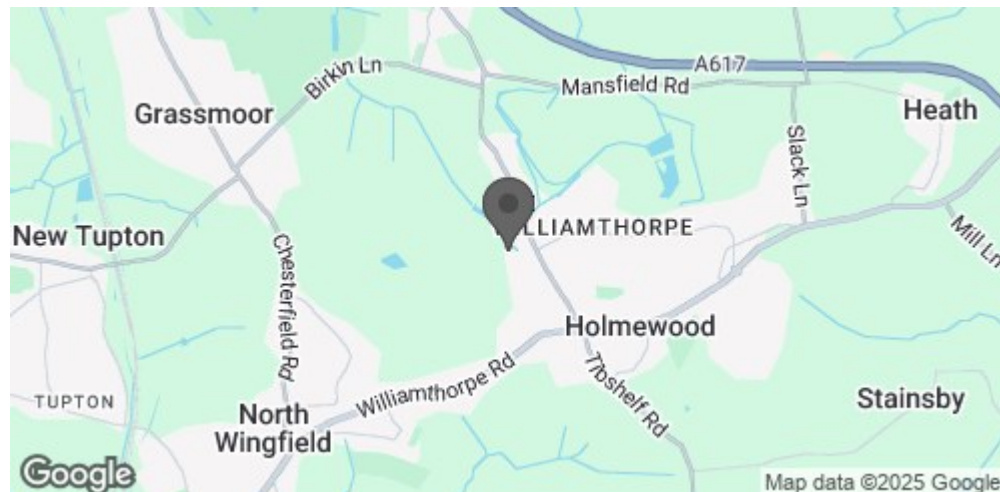
Total floor area: 112.1 sq.m. (1,207 sq.ft.)

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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	



IN A QUIET CUL DE SAC - STILL LIKE NEW - JUST BUILT IN 2022
& STILL UNDER NHBC WARRANTY!

Situated the South side of Chesterfield, Holmewood, has ideal access to the Five Pits Trail, local amenities & within easy access of M1 J29.

Take a look this Lovell Home - The Osbourne - with over 1,200 square feet of living accommodation, the well present home comprises:- entrance hall, downstairs WC, fitted kitchen diner with box window, lounge at the rear of the ground floor with patio doors opening into the rear garden.

To the first floor is an open landing, three bedrooms (two double & one single) & combined bathroom / WC.

The stunning bedroom one has the second floor to itself with ample of space & the ensuite shower room.

Outside sees driveway parking to 2-3 cars, front lawn & enclosed, SOUTHERLY FACING rear garden designed for low maintenance.

FREEHOLD | COUNCIL TAX BAND C | Gas central heating | uPVC double glazed

• QUIET CUL DE SAC • BUILT IN 2022 • FOUR BEDROOM • SEMI DETACHED HOUSE • DRIVEWAY PARKING • LOW MAINTENANCE GARDEN • LIKE BRAND NEW • VIEW NOW