

Marketing Preview



22 Colliers Way, Holmewood, Chesterfield, S42 5FF

£190,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



**** GUIDE PRICE £190,000 – £195,000 **** A unique opportunity to purchase this three-bedroom semi-detached property, built in 2017 and tucked away on a quiet cul-de-sac in a peaceful area. The property offers stylish décor throughout, a modern kitchen/diner and two reception rooms, along with a downstairs WC and a modern bathroom. Externally, there is a low-maintenance, enclosed rear garden and off-road parking for three cars. Conveniently located with good road links to the M1 Motorway and Chesterfield, this ready-to-move-into home is ideal for first-time buyers!

SUMMARY

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Enter into the useful hallway with stairs rising to the first floor and a door leading to the kitchen/diner, which is fitted with a high-gloss kitchen. There is also access to the downstairs WC and a further door to the lounge, featuring patio doors opening to the garden.

Stairs rise to the first floor, which offers a double bedroom to the front with fitted wardrobes, air conditioning and over-stairs storage, a further double bedroom, a single bedroom, and a stylish bathroom.

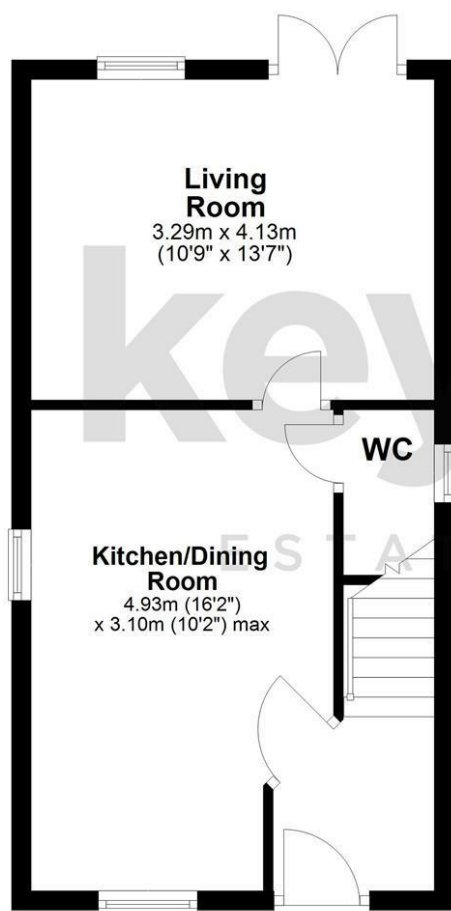
To the front is a pebbled driveway providing off-road parking for three cars. A secure gate leads to the rear garden, which features a patio area, lawn and decking, along with a shed and fencing, and is private and not overlooked. The property also benefits from CCTV fitted around the whole property.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(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 	

