



34 Cherry Drive, Holmewood, Chesterfield, S42 5GH

Offers Around £250,000

- Modern Semi Detached House
- Lounge, Kitchen Diner, D/st WC
- Driveway & Gardens
- Nearby Park & Five Pits Trail
- Prominent Corner Plot Position
- Three Bedroom - Master with En Suite
- Ideal Family Home
- Well Presented Throughout
- Family Bathroom
- Convenient Location for M1 J29

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Situated within a popular and convenient residential development, this beautifully presented modern three-bedroom semi-detached family home offers spacious, well-appointed accommodation, ideal for first-time buyers, growing families, or those looking to downsize without compromising on space.

Perfectly positioned for everyday convenience, the property is within easy reach of a range of local amenities, excellent transport links to both Chesterfield and Clay Cross and provides straightforward access to the M1 (Junction 29), making it an excellent choice for commuters. The nearby Five Pits Trail & park opposite the property also offers fantastic opportunities for walking, cycling, and enjoying the outdoors.

The well-proportioned accommodation briefly comprises an inviting entrance hall, a convenient downstairs WC, a comfortable lounge, a modern fitted kitchen/diner featuring integrated cooking appliances & dishwasher, also with French doors opening onto the rear garden, creating an ideal space for both family living and entertaining.

To the first floor, the generous principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. There are two further well-sized bedrooms and a contemporary family bathroom. Externally, the property enjoys an enclosed rear garden and off-road parking for two vehicles.

Offering modern living in a sought-after location, early viewing is highly recommended and is strictly by appointment only.

Total Floor Area: 109.7 sq.m. (1,181 sq.ft.)



Council Tax Band: C



Entrance Hall

Lounge

20'2" x 10'5"

Kitchen Diner

20'2" x 9'10"

Downstairs WC Room

First Floor - Landing

Bedroom

10'3" x 10'0"

En Suite

Bedroom

10'7" x 10'0"

Bedroom

10'7" x 9'10"

Bathroom

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done

before any property can be marked as sold subject to contract. These rules are set by law and enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

We are informed by the Vendors, upon our property appraisal that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.

Service Charge

We are informed there is a management company in place that takes care of the maintenance within the community of Williamthorpe Fields. The management company has not yet adopted the area however the monthly cost is estimated at £16.00 per month.

Shared Driveway

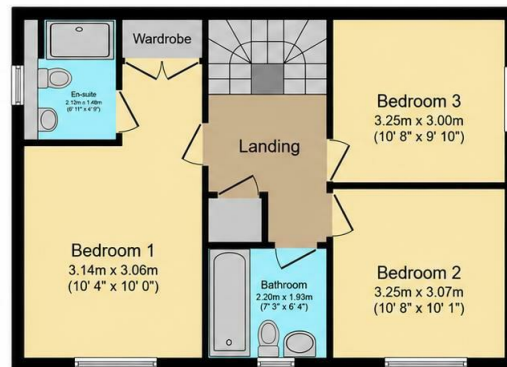
The private driveway is accessed via shared access between the 3 neighbouring houses, including this one. The owners are responsible for the maintenance of the section of tarmac on the shared access that sits within the property boundary. The sellers are able to provide further information upon viewing & request.







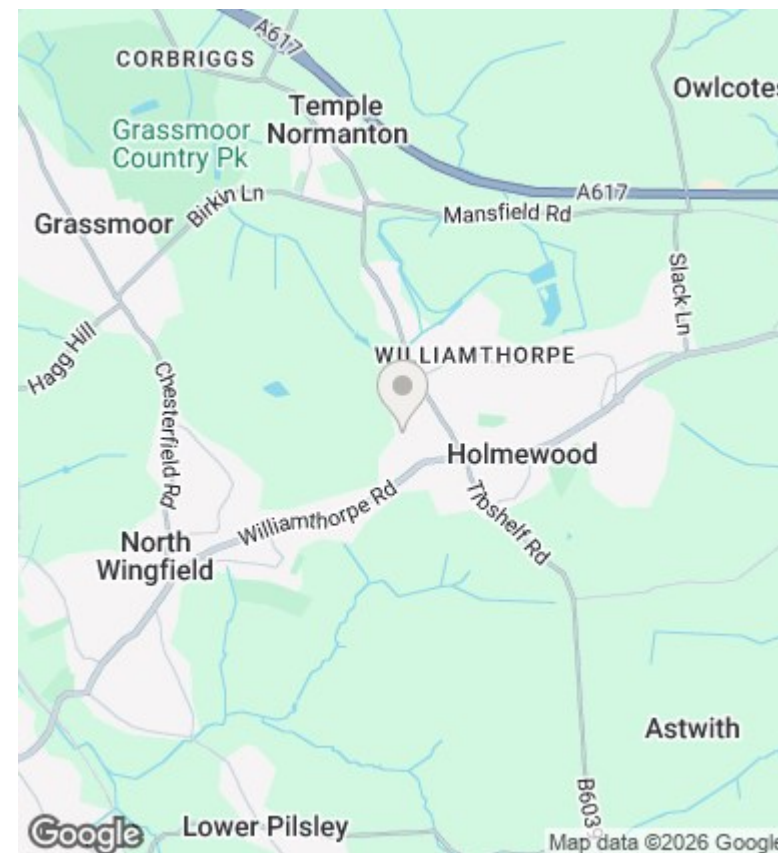
Ground Floor



First Floor

Total floor area: 109.7 sq.m. (1,181 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



Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	