



Holly Tree House Main Street, Heath, Chesterfield, S44 5SA



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Price Guide

£550,000

PRICE GUIDE £550,000 - £575,000

An immediately appealing FOUR DOUBLE BEDROOMED detached stone residence which boasts many traditional features along with modern appointments throughout, being within the semi rural village of Heath with ease of access to both Chesterfield and the M1 motorway.

The property has undergone some improvements during the past few years to include a new damp proof course and rendering. With stone mullioned windows the house is surprisingly light and has spacious beamed ceiling rooms. The accommodation briefly comprises: rear entrance porch/utility with downstairs cloakroom/WC, large open plan kitchen/day room with bi-fold doors overlooking the rear, a range of integrated appliances and stone flagged floor. Large walk in downstairs cupboard, snug, inner hall with feature floor to ceiling window and stairs to the first floor, formal dining room with large stone fireplace and bi-folds to the side, living room/snug again with feature fireplace. First floor wide landing with ample natural light from the large picture window, master bedroom suite to the rear comprising of fitted wardrobes and en-suite shower room (this room has appealing views to the rear over the fields beyond), double bedroom two with en suite shower room and fitted wardrobes, double bedroom three with fitted wardrobes along one wall and front facing window, and bedroom four with large fitted wardrobes and mullion window. Impressive family bathroom with separate bath and walk in shower.

Outside Large cobblestoned parking area to the front and side and mainly lawned garden with hedging and patio to the rear. Wooden garden store.



- Superb village location
- Four double bedrooms and three bathrooms
- Open plan impressive kitchen/day room with rural views to the rear
- Many features including beams, stone fireplaces and mullioned windows
- No upward chain and vacant possession
- Semi rural position yet close to Chesterfield and the M1 for commuting
- Gas central heating and double glazing
- Excellent family bathroom
- EPC E
- Freehold - Council Tax Band G





HOLLY TREE HOUSE

APPROXIMATE GROSS INTERNAL AREA = 197.5 SQ M / 2126 SQ FT



Illustration for identification purposes only,
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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