



70 Main Road, Holmesfield, Derbyshire, S18 7WT

Saxton Mee



# 70 Main Road

## £610,000

**\*\* NO CHAIN\***

A great opportunity to acquire a four double bedroomed detached house which is enviably located on a private road set back from the main thoroughfare within this highly sought after village.

Backing on to fields and farmland the spacious accommodation is perfect for a family. Offering gas fired central heating and double glazing the accommodation which takes full advantage of breath taking views at the rear over the Cordwell Valley and briefly comprises: entrance porch, hall, downstairs cloakroom/WC, lounge with sliding doors to the dining room which in turn has doors into the spacious sun room at the rear. Breakfast kitchen with door into the garage. First floor landing with large walk in cupboard, four double bedrooms and superb recently installed shower room.

Outside: driveway with pretty garden to the front, large mainly lawned garden to the rear with impressive views over the valley and beyond.



- Four double bedrooms
- Spacious accommodation throughout
- Breathtaking views over the Cordwell Valley
- Potential to create a perfect family home
- Gas central heating and double glazing
- Sought after village location
- EPC: D
- Council tax Band: F
- Freehold









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1707 ft<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS: 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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