

bothams <sup>1871</sup>



## 7 The Crescent

Holymoorside Chesterfield, Derbyshire, S42 7EE

Offers In The Region Of £435,000



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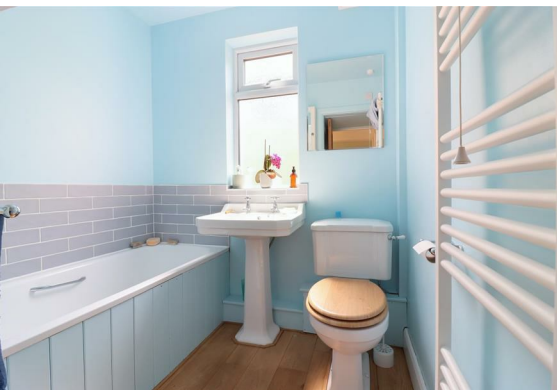
Holymoorside Chesterfield, Derbyshire,  
S42 7EE

Detached Dormer Bungalow | Flexible  
Living Space | Approx. 106 m<sup>2</sup> Floor Area |  
Beautiful Mature Gardens | Driveway  
Parking | No Onward Chain

We are delighted to offer this spacious and  
well maintained three bedroom detached  
dormer bungalow, located in a quiet and  
sought after cul-de-sac in the desirable  
village of Holymoorside, on the edge of the  
Peak District and just a short drive from  
Chesterfield town centre.

Occupying a generous plot, the property  
benefits from driveway parking to the front,  
a garage and additional off road parking to  
the rear, well established gardens to both  
the front and rear, and a flexible internal  
layout.





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The accommodation extends to approximately 106 m<sup>2</sup> (1,140 ft<sup>2</sup>) and briefly comprises: a welcoming entrance hall, a bright living room with feature fireplace, a second reception room or ground floor bedroom, an open kitchen with a range of units and space for informal dining, a double bedroom and a modern ground floor bathroom. Upstairs, you will find a further spacious double bedroom with built-in storage and offering lovely rooftop views, along with a shower room for added convenience.

Outside, the rear garden is private, generously sized, and beautifully maintained—perfect for those who enjoy gardening or unwinding in a peaceful, green setting. Beyond the garden, there is a large garage and additional off-road parking.

The property benefits from gas central heating, uPVC double glazing, and is offered to the market with no onward chain, making it ideal anyone seeking a peaceful village lifestyle with scope to personalise.

Viewings are strongly recommended to fully appreciate the space, setting, and potential of this delightful home.

### Material information

The property is of conventional construction. Generally uPVC double glazed windows and doors.

The property is connected to mains water, drainage, gas and electricity services as far as we are aware.

Total gross internal floor area – 106 m<sup>2</sup> (1,140 ft<sup>2</sup>)

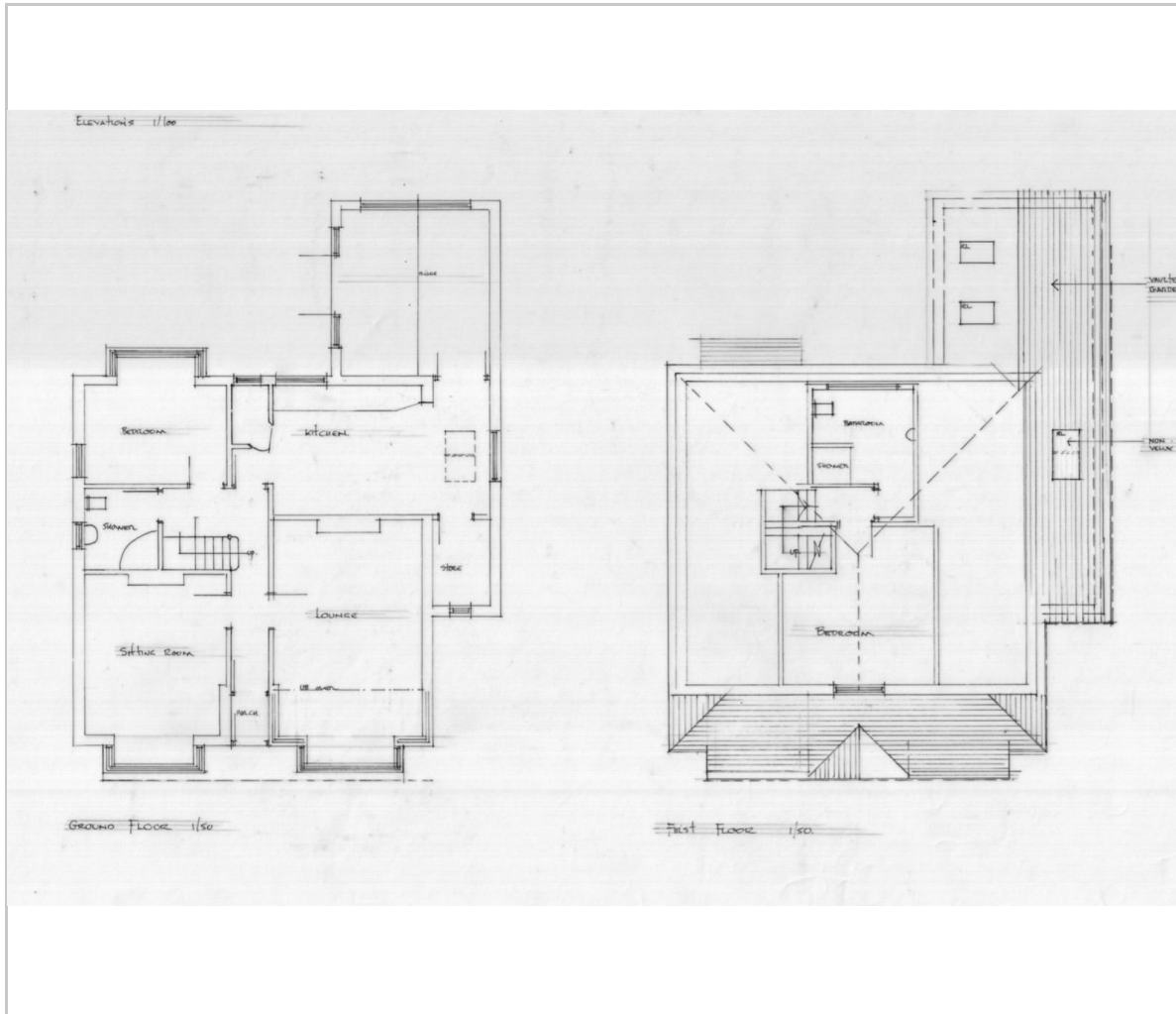
Council Tax Band – D – North East Derbyshire District Council.

Tenure – We understand the property to be freehold

Parking – there is a large driveway providing off road parking.

EPC Rating – C

## Floor Plan



## Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

