



1,514  
sq ft



3



2



1

REDBRIK  
ESTATE AGENTS



Helping you find  
your home at...

Newbold Road, Cutthorpe, Chesterfield  
Offers In Region Of £410,000



This beautifully presented modern three bedroom detached house is located within the countryside village of Cutthorpe.

- Three Bedroom Detached House
- Modern Fitted Kitchen With Integrated Appliances
- Open Plan Kitchen & Dining Area Which Leads To The Patio Area
- Bay Windowed Living Room
- Utility Room & Downstairs W/C
- Three Generously Sized Bedrooms & An Additional Nursery Room/Home Office
- Principal Bedroom With En-suite
- Enclosed South Facing Rear Garden With Lawn & Patio Area
- Ample Off Road Parking. No Chain
- Energy Rating - C, Tenure; Freehold.





£425,000 to £450,000 (Guide Price)

This is for my family...

- You'll love the generous kitchen & dining area, which is flooded with natural light.
- The landscaped rear garden provides the perfect place for children to play whilst adults relax.
- Three generous double bedrooms and a separate nursery room/home office and a luxury family bathroom with a separate shower.

Buying just for me, or with my partner...

- The kitchen & dining area provides an excellent entertainment space when hosting family and friends.
- A generous principal bedroom offers a spacious bedroom and en-suite bathroom.
- Benefiting from a flexible nursery room/home office on the first floor.
- There's plenty of room for when guests stay over.

The location...

- You're a short distance from Derbyshire's most beautiful countryside walks & the charming Chatsworth estate.
- You're in the catchment for a number of highly regarded schools.
- Located within the quiet village of Cutthorpe.
- Serviced by excellent transport links.

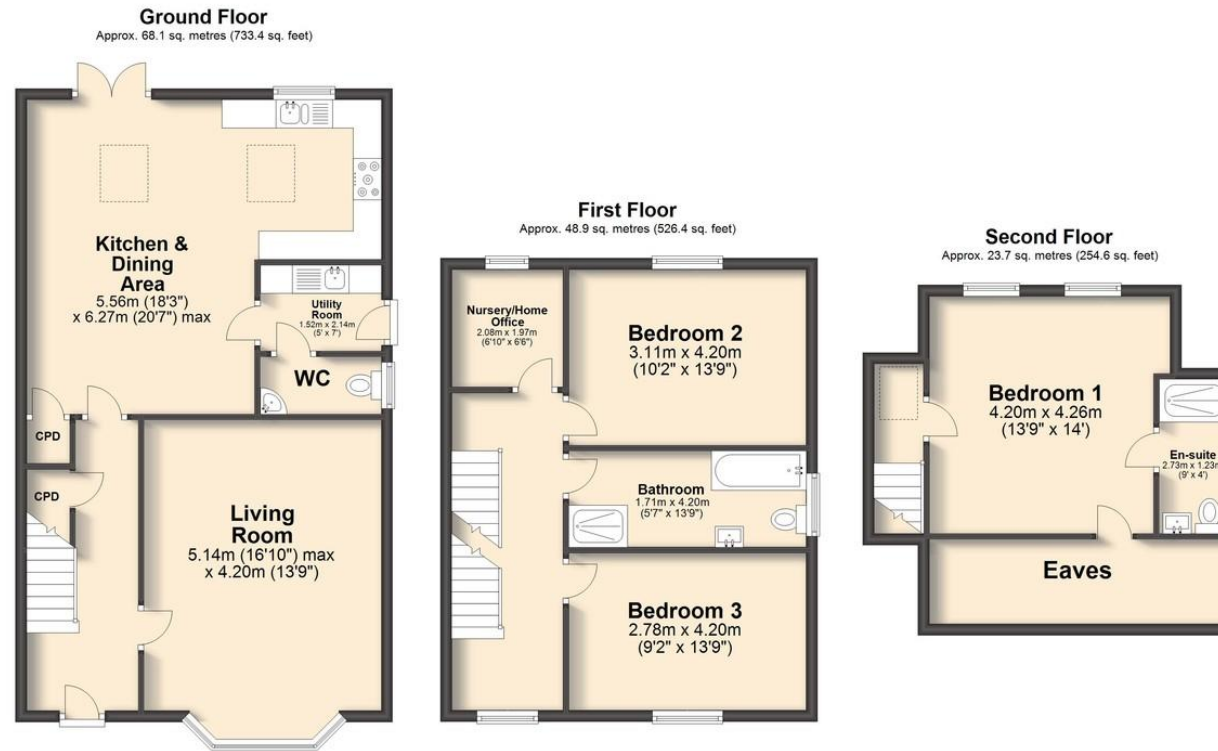
I'm looking for investment...

- The property would yield a 2.82% return based on a rental figure of £1,000 PCM.
- Prospective tenants would love the generous kitchen & dining area, peaceful location and rear garden.









Total area: approx. 140.7 sq. metres (1514.4 sq. feet)

We endeavour to make these particulars as accurate as possible, but they should only be used as guidance and they do not constitute any part of the contract. All measurements are approximate and no guarantees are made to the services, heating systems, appliances (if any) or fittings as to their working order and no warranty can be given or implied.

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