



133 Highfield Lane,  
Newbold, S41 8BB

£170,000

W  
WILKINS VARDY

# £170,000

IDEAL FAMILY HOME WITH LARGE SOUTH FACING GARDEN BACKING ONTO HIGHFIELD PARK

This delightful three bed semi detached house offers over 1000 sq.ft. of family sized accommodation, which includes an open plan dining kitchen, ground floor WC, and conservatory overlooking a large enclosed south facing garden.

The property is located in this popular residential area, within walking distance of parks and schools and also well placed for accessing the amenities in Newbold Village and on Sheffield Road.

- Semi Detached House
- Good Sized Living Room
- uPVC Conservatory
- Dining Kitchen
- Utility Area & Cloaks/WC
- Three Bedrooms
- Shower Room
- Off Street Parking
- South Facing Rear Garden
- EPC Rating: E

## General

Gas central heating (Vaillant Combi Boiler)

uPVC double glazed windows and doors

Gross internal floor area - 116.3 sq.m./1252 sq.ft. (including Attic)

Council Tax Band - B

Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A uPVC double glazed door opens into the ...

### uPVC Entrance Porch

With a door leading through to the ...

### Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

### Living Room

17'11 x 11'1 (5.46m x 3.38m)

A good sized dual aspect reception room fitted with laminate flooring and having a feature fireplace with wood surround, marble effect inset, hearth and electric fire.

A door gives access into the ....

### uPVC Double Glazed Conservatory

19'4 x 7'7 (5.89m x 2.31m)

Having French doors which overlook and open onto the rear garden.

### Dining Kitchen

11'7 x 9'11 & 9'5 x 7'5 (3.53m x 3.02m & 2.87m x 2.26m)

Being part tiled and fitted with a range of cream shaker wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.

Space and plumbing is provided for a dishwasher and there is space for a fridge/freezer.

Laminate flooring.

A door gives access to an under stair store cupboard.

### Utility Area

Having space and plumbing for an automatic washing machine.

Laminate flooring.

### Cloaks/WC

Fitted with a 2-piece suite comprising of a wash hand basin and low flush WC.

Tiled floor.

## On the First Floor

### Landing

#### Bedroom One

18'2 x 11'0 (5.54m x 3.35m)

A dual aspect double bedroom fitted with laminate flooring and having a door giving access to a staircase which rises to the Attic.

#### Bedroom Two

11'7 x 9'11 (3.53m x 3.02m)

A front facing double bedroom fitted with laminate flooring and having a door giving access to a staircase which rises to the Attic.

#### Bedroom Three

8'7 x 7'5 (2.62m x 2.26m)

A rear facing single bedroom.

### Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with electric shower, wash hand basin with storage unit below and low flush WC.

## On the Second Floor

### Attic

19'9 x 8'2 (6.02m x 2.49m)

A useful fully boarded storage area having light and power.

### Outside

To the front of the property there is a shared block paved drive and a decorative slate garden with mature well stocked borders.

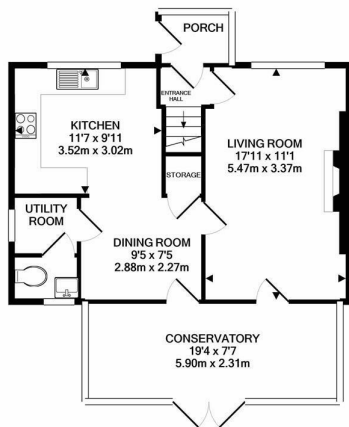
Wooden double gates open to give access to a tarmac drive which leads to off street parking.

To the rear of the property there is an attractive south facing rear garden which comprises of a paved patio, mature and well stocked beds, hardstanding with greenhouse, raised carp pond and further planted border. Beyond this there are two garden sheds and a gate giving access onto the park.

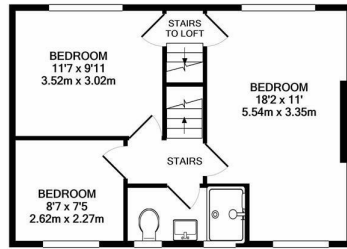




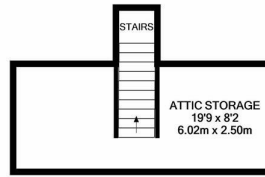




GROUND FLOOR  
APPROX. FLOOR  
AREA 621 SQ.FT.  
(57.7 SQ.M.)




1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)



ATTIC STORAGE  
APPROX. FLOOR  
AREA 175 SQ.FT.  
(16.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1252 SQ.FT. (116.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

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

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

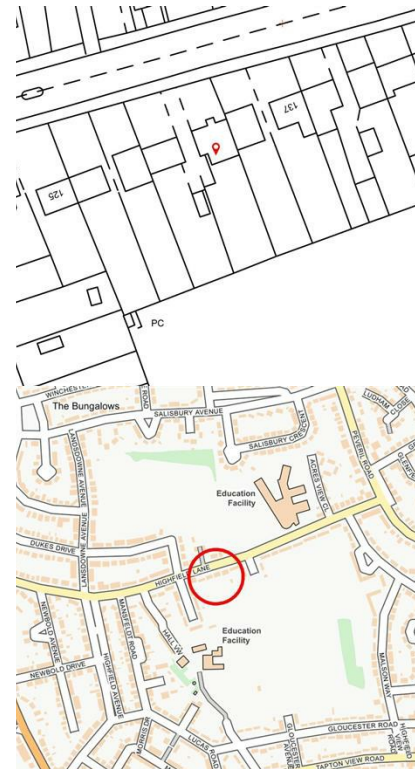
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

**BOLSOVER** | 14 Town End, Bolsover S44 6DT | **01246 241 806**

**CLAY CROSS** | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

wilkins-vardy.co.uk