

40 Ulverston Road,
Newbold, S41 8EQ

£189,950

W
WILKINS VARDY

£189,950

STUNNING FAMILY HOME

If you are a family looking for a stylish and contemporary three bed home in a popular residential area, then look no further. With a fantastic contemporary open plan kitchen/diner, generous living room with bay, garden room and utility room with WC off and a modern 4-piece family bathroom, this property is unlikely to be on the market for long.

With plenty of off street parking and a useful workshop, the property is ideal for anybody wanting to be close to the various amenities and schools in Newbold and is well placed for anybody wanting to gain access into Chesterfield Town Centre and for routes towards Sheffield.

- Extended Semi Detached House
- Contemporary Kitchen/Diner
- Utility Room & Cloaks/WC
- 4-Piece Family Bathroom
- EPC Rating: D
- Generous Living Room
- Garden Room
- Three Good Sized Bedrooms
- Enclosed Rear Garden
- Ample Off Street Parking & Detached Garage/Workshop

General

Gas central heating (Baxi Combi Boiler)
uPVC double glazed windows and doors
Security alarm system
Gross internal floor area - 112.8 sq.m./1215 sq.ft. (including Garage/Workshop)
Council Tax Band - B
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

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

Living Room

13'11 x 13'5 (4.24m x 4.09m)
A generous front facing reception room fitted with laminate flooring.

Contemporary Kitchen/Diner

21'1 x 10'2 (6.43m x 3.10m)
Fitted with a range of white hi-gloss wall, drawer and base units with LED plinth lighting and complementary work surfaces over, including a breakfast bar.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a gas oven and 4-ring hob
Space and plumbing is provided for a dishwasher, and there is space for an American style fridge/freezer.
Tile effect laminate flooring and LED downlighting.
uPVC double glazed French doors open into the ...

Garden Room

12'8 x 6'7 (3.86m x 2.01m)
Fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the rear of the property.
Double doors open to a useful cloaks cupboard.
An opening leads through into a Utility Room and a door gives access to a ...

Cloaks/WC

Fitted with laminate flooring and having a 2-piece white suite comprising of a wash hand basin and concealed cistern WC.

Utility Room

Fitted with laminate flooring and having a work surface with double base unit below.
Space and plumbing is provided for an automatic washing machine, and there is space for a tumble dryer.
A uPVC double glazed door opens to the side of the property and a further door gives access into the garage.

On the First Floor

Landing

With loft access hatch.

Family Bathroom

Fitted with a white 4-piece suite comprising of a panelled bath with bath/shower mixer taps, corner shower cubicle with electric shower, semi inset wash hand basin with vanity unit below and concealed cistern WC.
Chrome heated towel rail.
Tile effect laminate flooring and LED downlighting.

Bedroom Three

10'0 x 7'1 (3.05m x 2.16m)
A good sized front facing single bedroom fitted with laminate flooring.

Bedroom Two

14'1 x 9'6 (4.29m x 2.90m)
A good sized rear facing double bedroom fitted with laminate flooring.

Bedroom One

11'3 x 11'1 (3.43m x 3.38m)
A good sized front facing double bedroom fitted with laminate flooring and having a built-in storage cupboard.

Outside

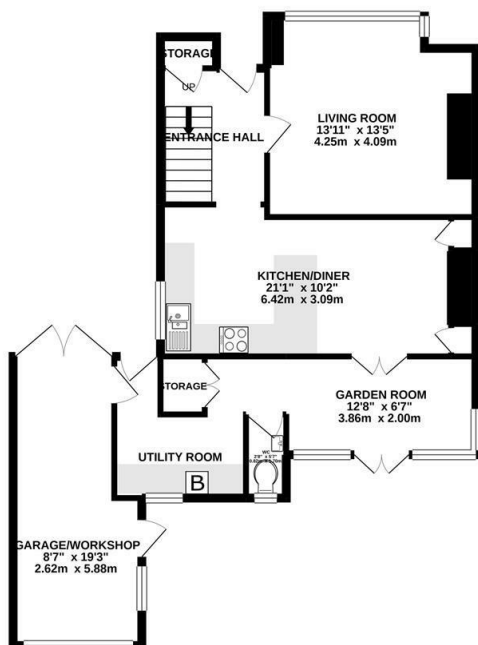
To the front of the property there is a lawned garden with side border, alongside a gravelled driveway providing ample off street parking.

A gate gives access to a covered area at the side of the house, which in turn leads to an enclosed west facing rear garden which comprises of a decked patio area, lawn and chipped bark play area.

There is also an attached single garage/workshop having light, power, wooden double doors to the front and a rear personnel door.



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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RICS



VIEWINGS

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, 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.

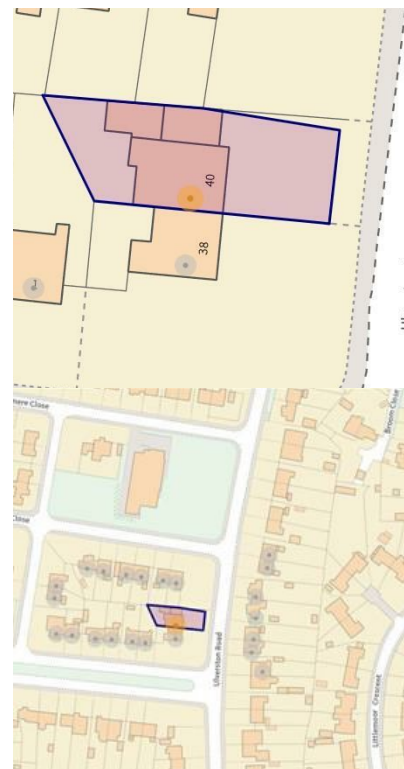
Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our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

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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



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

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