



191 Newbold Road,
Newbold, S41 7BE

GUIDE PRICE

£300,000

W

WILKINS VARDY

GUIDE PRICE

£300,000

GUIDE PRICE: £300,000 TO £310,000 - BAY FRONTED FAMILY HOME IN POPULAR LOCATION

This delightful, three bedroomed bay fronted detached family home, offers just over 1000 sq.ft. of well proportioned and tastefully appointed living space which includes two reception rooms and a conservatory, together with off street parking and a landscaped rear garden.

The property is situated in this popular residential area, well placed for the local amenities in Newbold, and easily accessible for Holmebrook Valley Park and the Town Centre.

- Detached Family Home
- Popular Location
- Two Reception Rooms
- Brick/uPVC Conservatory
- Breakfast Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Off Street Parking
- Enclosed Rear Garden
- EPC Rating: D

General

Gas central heating (Baxi Duotec Combi Boiler)

uPVC double glazed windows and doors

Oak internal doors.

Gross internal floor area - 100.2 sq.m./1079 sq.ft.

Council Tax Band - D

Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

Entrance Hall

Having a useful built-in under stair store and a staircase with stripped wood balustrade rising to the First Floor accommodation.

Dining Room

12'10 x 11'11 (3.91m x 3.63m)

A good sized bay fronted reception room having a feature fireplace with wood fire surround, marble inset, hearth and fitted living flame coal effect gas fire.

Living Room

14'11 x 11'7 (4.55m x 3.53m)

A second good sized reception room having a wall mounted electric fire and downlighting. A sliding patio doors opens to give access into the ...

Brick/uPVC Double Glazed Conservatory

11'4 x 7'2 (3.45m x 2.18m)

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

Breakfast Kitchen

17'10 x 7'5 (5.44m x 2.26m)

Being part tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a fridge, freezer, dishwasher, washing machine, electric oven and 4-ring induction hob with extractor over.

Tile effect vinyl flooring.

On the First Floor

Landing

Bedroom One

14'11 x 11'7 (4.55m x 3.53m)

A good sized rear facing double bedroom.

Bedroom Two

11'11 x 10'6 (3.63m x 3.20m)

A second good sized double bedroom having laminate flooring.

Bedroom Three

7'0 x 6'8 (2.13m x 2.03m)

A front facing single bedroom having laminate flooring.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and corner shower cubicle with mixer shower.

Chrome heated towel rail and vinyl flooring.

Separate WC

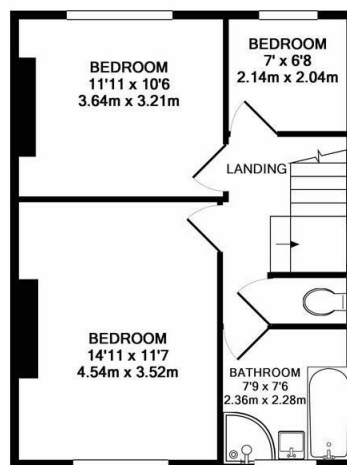
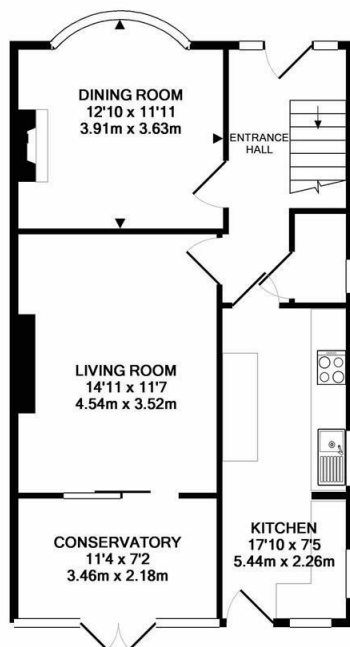
With vinyl flooring and fitted with a low flush WC.

Outside

To the front of the property there is a lawned garden with gravel and planted borders. Adjacent is a concrete driveway providing ample off street parking and leading down to a car port.

The enclosed rear garden comprises of an Indian stone paved patio, lawn with side border, vegetable patch and hardstanding for a garden shed.



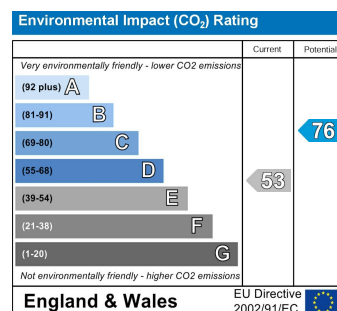
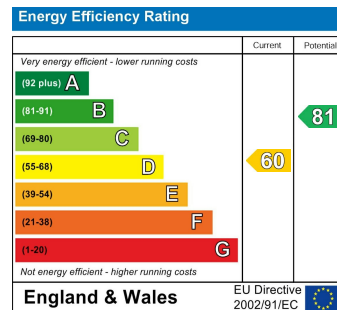


GROUND FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.2 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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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, kitchen appliances, 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.



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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