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estate agents

2 Newbold Drive

Newbold, Chesterfield, S41 7AP

Guide price £290,000

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Guide Price £290,000 - £300,000

Fantastic Opportunity to acquire this Extended Period Detached Family House with around 1500 Sq Ft of Versatile Living Accommodation which includes Garage converted into side Ancillary Living Space with a Kitchen/Utility Area, Double Bedroom and Bathroom suitable for elderly/disable living.

Offered with NO CHAIN and the benefit of gas CH, uPVC Double glazing a Superb Generous Rear Garden Plot & Ample Car Standing Space to the front drive. Scope for Further Extension subject to necessary planning consents.

The Internal layout includes Hall, Front Lounge, Sitting Room, Dining Kitchen, Extended Side Hall, Utility/Kitchen Area, Ground Floor Double Bedroom & Bathroom. First Floor Three Further Bedrooms and Fully Tiled Family Bathroom.

Newbold is a village very close to Chesterfield town centre. A host of local amenities include, shops, pubs, schools including St Marys, doctors and dentists. Towards the end of Newbold Road there is Holme Brook Reservoir and Country Park, designated a site of Importance for Nature and Conservation. It has popular walking and cycling routes, some of which lead to Linacre Reservoir. Excellent commuter routes via A617 to Junction 29 of the M1 motorway network along & within easy reach of Chesterfield railway station providing easy access to Sheffield, Derby & Nottingham.

Additional Information

Gas central heating- Potterton Combi Boiler.

uPVC double glazed windows

Gross internal floor area - 137.4sq.m./ 1479sq.ft.

Council Tax Band - D

Secondary School Catchment Area - Outwood Academy Newbold

Entrance Hall

With side entrance door into the Hallway with original Parkay flooring. Under stairs storage.

Ground Floor Kitchen/Utility Area

7'10" x 7'0" (2.41 x 2.14)

With Shaker Oak Base Unit with stainless steel sink. Larder Unit. Space for cooker. Space for Washer. Access leads to the Inner Hall with a uPVC door leading to the rear garden and further access to:-

Ground Floor Bedroom 4

15'3" x 10'1" (4.67 x 3.09)

With fitted wardrobes, top boxes, side drawers and side alcove display shelves.

Ground Floor Bathroom

Being Partly Tiled & comprising of a Disability Shower Bath with side access, shower over and screen. Pedestal Wash Hand Basin and Low Level WC. Heated Towel Rail. Mirror Wall Cabinet.

Front Lounge

13'7" x 12'8" (4.14m x 3.86m)

Front aspect traditional bay window and small side facing window both having stained leaded top lights. Fireplace with disconnected gas-fire.

Sitting Room

17'10" x 10'8" (5.44m x 3.25m)

With dual aspect front and rear windows creating a light and airy room, with wooden fireplace and gas-fire. Laminate flooring. Fitted cupboards to either side of the fireplace. Open Plan access to the Dining Kitchen





Dining Kitchen

19'5" x 9'4" (5.94 x 2.85)

With a range of German Medium Oak wall and base units with worktops over and stainless steel inset sink and tiled splash backs. Breakfast Bar seating. Space for a fridge freezer. Integrated oven & hob with extractor over. Laminate flooring. Dining Area with Single uPVC door leads to the rear gardens.

First Floor Landing

Dog leg staircase climbs to the first floor accommodation with picture window overlooking the rear gardens. Airing cupboard with Potterton Combi Boiler. Access to the insulated loft space.

Front Bedroom 1

13'7" x 10'5" (4.16 x 3.18)

Good sized master bedroom with fitted wardrobes.

Front Bedroom 2

11'5" x 10'8" (3.49 x 3.27)

Front aspect double bedroom.

Rear Bedroom 3

7'11" x 6'11" (2.42 x 2.13)

Rear facing single bedroom. Views over the rear gardens.

First Floor Family Bathroom

Fully tiled and comprising of a 3 piece suite with bath having shower over & screen, Pedestal wash hand basin & Low Level WC. Heated Towel Rail.

Outside

Stone boundary low level walls to the front elevation with area of lawn and ample car standing space. Carport and side access to the rear garden.

Extremely good sized landscaped rear level gardens with mature shrubs, side beds and trees. Paved Patio area. Enclosed Low level stone boundary and fenced rear boundary.



School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

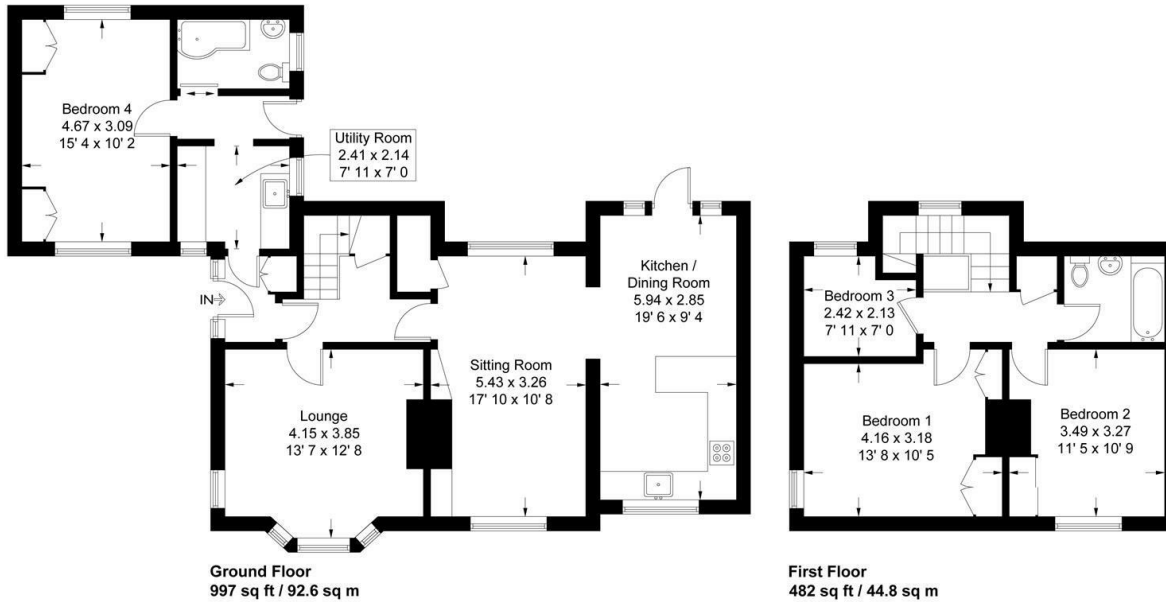
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



Floor Plan

Newbold Drive

Approximate Gross Internal Area = 1479 sq ft / 137.4 sq m

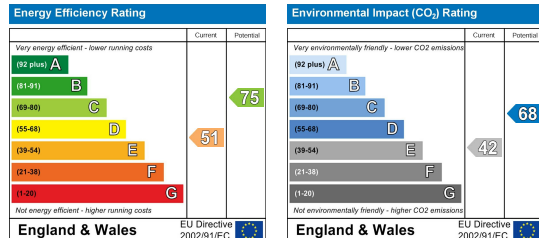


Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, (space for more things to be added as custom) 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.

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