



33 Newbold Back Lane,
Newbold, S40 4HF

OFFERS IN THE REGION OF

£205,000

W
WILKINS VARDY

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£205,000

IMMACULATELY PRESENTED 3 BED BAY FRONTED SEMI WITH VIEWS OVER PLAYING FIELDS

This immaculately presented three bedroomed semi detached house has been lovingly cared for, providing superbly appointed accommodation together with a beautifully landscaped plot with driveway and garage in this popular location, directly opposite The Badger playing fields and less than a mile from the Town Centre.

- Semi Detached House
- Fitted Kitchen
- Family Bathroom
- Popular Location
- Detached Garage & Off Street Parking
- Dual Aspect Living Room
- Three Bedrooms
- Landscaped Gardens
- EPC Rating: D

General

Gas central heating (Baxi Duotec Combi Boiler)
uPVC double glazed windows and doors
Original pine internal doors
Gross internal floor area - 64.6 sq.m./695 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed entrance door opens into the ...

Entrance Hall

Having a picture rail and staircase rising to the First Floor accommodation.

Kitchen

10'0 x 7'10 (3.05m x 2.39m)
Being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary wood effect work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with extractor over.
Space and plumbing is provided for a washing machine.
A folding door gives access to a useful pantry having space for a fridge and also housing the gas boiler.
A uPVC double glazed stable door opens onto the side of the property.

Living/Dining Room

19'8 x 10'11 (5.99m x 3.33m)
A generous dual aspect reception room, spanning the full width of the property and having a bay window overlooking the front garden.
This room also has a wall mounted electric fire.

On the First Floor

Landing

Bedroom One

13'7 x 10'11 (4.14m x 3.33m)
A good sized bay fronted double bedroom having a range of fitted wardrobes with sliding mirror doors.

Bedroom Two

11'1 x 6'9 (3.38m x 2.06m)
A rear facing good sized single bedroom.

Bedroom Three

8'0 x 6'9 (2.44m x 2.06m)
A rear facing bedroom, currently used as a dressing room, fitted with vinyl flooring and having a loft access hatch.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and low flush WC.
Vinyl flooring.

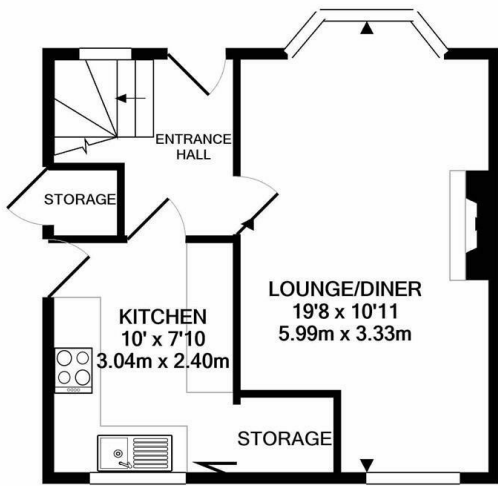
Outside

To the front of the property there is a walled gravel garden with borders of mature plants and shrubs. Adjacent, there is a paved and gravelled drive providing off street parking.

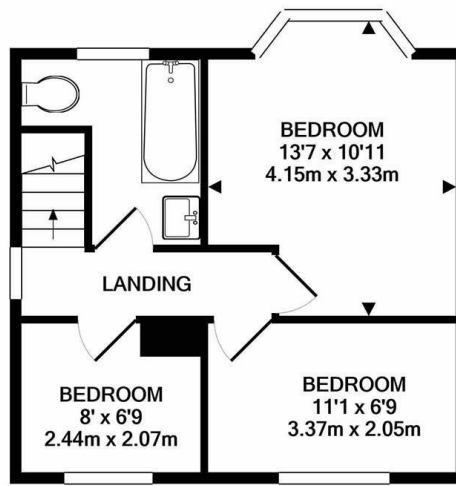
Double gates to the side of the property open to give access to the detached brick built garage having light and power, and a further gate to the side of the garage gives access to bin storage.

The beautifully landscaped and enclosed rear garden comprises of three decorative gravelled seating areas and a central path with well stocked borders to either side.





GROUND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 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) A		82
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(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

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RICS

Relocation agent network

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.

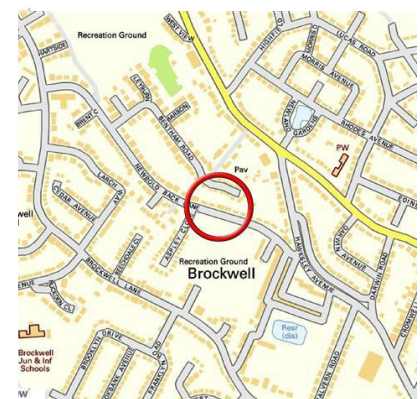
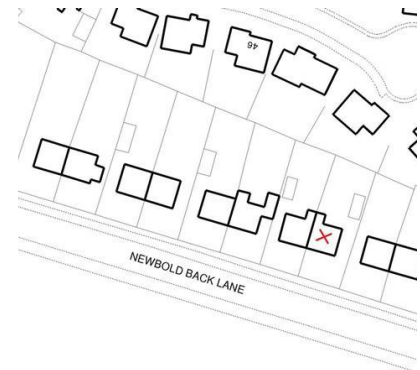
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold School 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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