



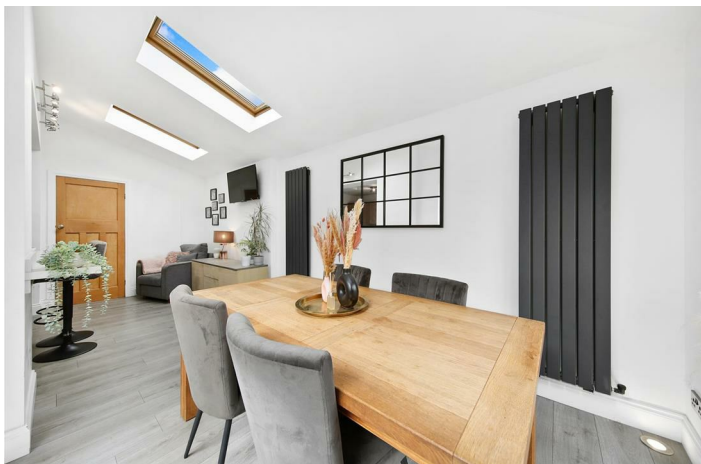
## Newbold back lane, Newbold.

- 3 Bedrooms
- Close to Chesterfield town centre
- Extended kitchen diner
- Close to local parks
- Utility room and wc
- Semi-detached house
- Beautifully decorated throughout
- Summer house/ office room
- Off street parking
- Viewing Recommended

Sympathetically extended 3 bed semi-detached house within a larger than average plot, overlooking playing fields. Comprehensively refurbished throughout to a high standard, including a beautiful open-plan kitchen/breakfast/dining room with a utility including WC and modern family bathroom. Situated in the garden is a stunning office/gym summerhouse which caters to varying needs. Off road parking for three vehicles.



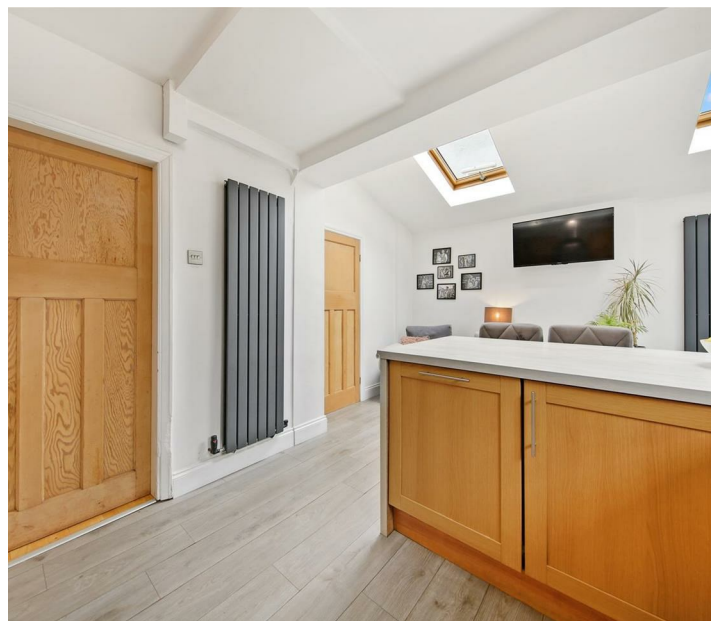
Council Tax Band: B

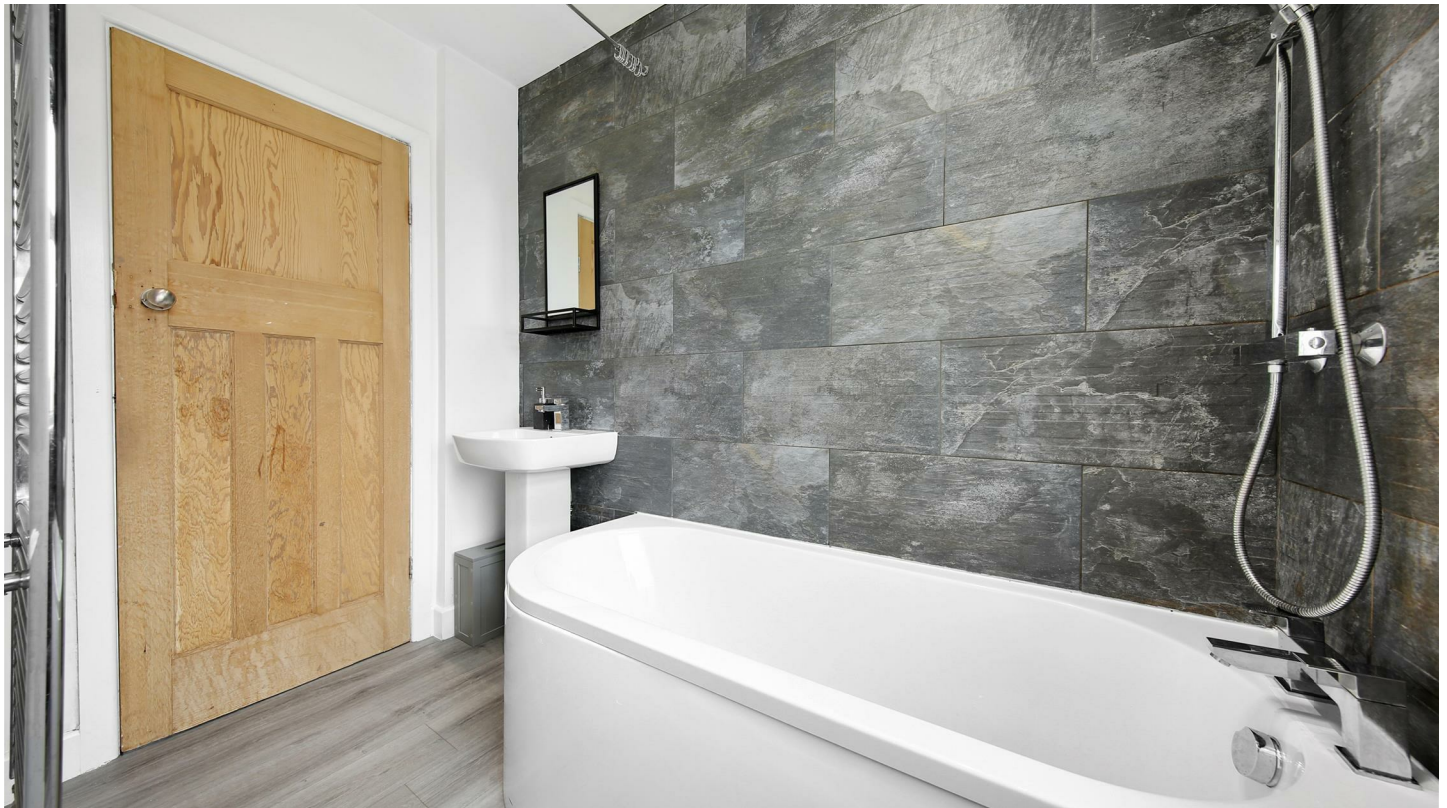












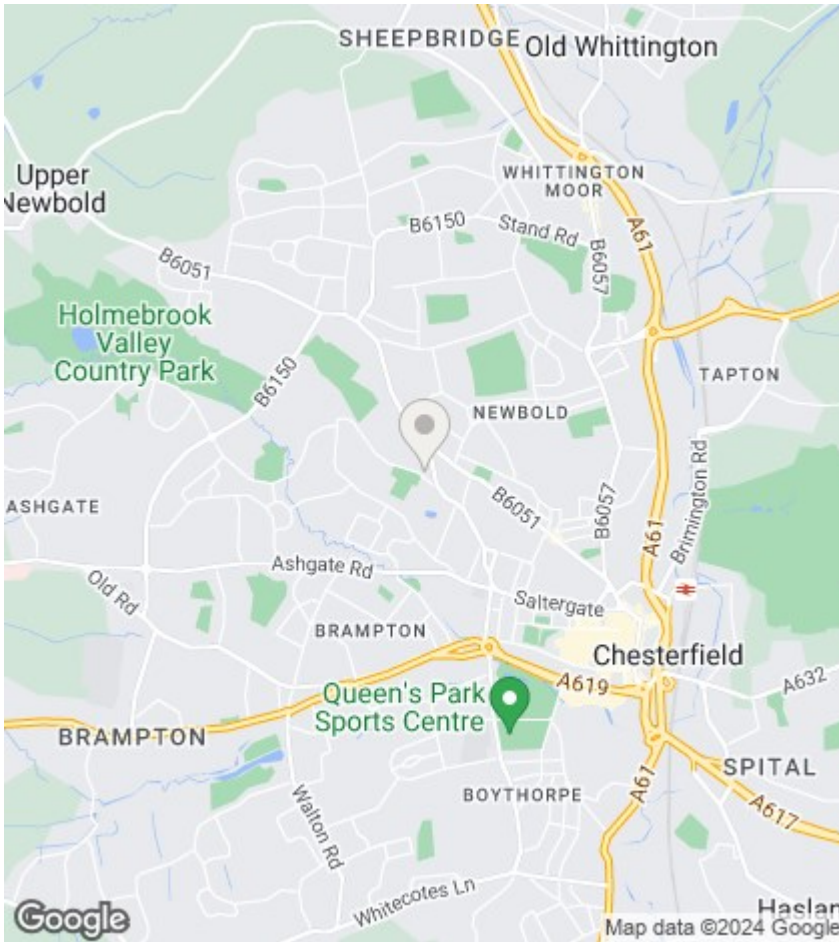
Located in the popular area of Newbold, with good local amenities, a family park and playing field over the road. Local shops and schools are within walking distance. Close to the historic market town of Chesterfield, with a large market, shops, bar and restaurants and only a few miles from the fabulous Peak district. Good transport links to the M1 and train station.

Externally the property has off street parking to the front, with an enclosed rear garden accessible down the side. The garden has a patio seating area, lawn with a great summer house addition, perfect for a home office, home gym or additional family space.

Inside the generous bay windowed lounge is stylishly finished and has views out to the garden area. The extended kitchen diner has sky lights, integrated appliances, bin store and breakfast bar area. There is a utility room /wc off the kitchen and French doors leading out into the garden. On the 1st floor there are 2 double bedrooms, one with built in wardrobes, and a good sized single bedroom. The modern bathroom has a white suite , tiles and shower over the bath.

The property is council tax band B and is a freehold.





GROUND FLOOR

## Viewings

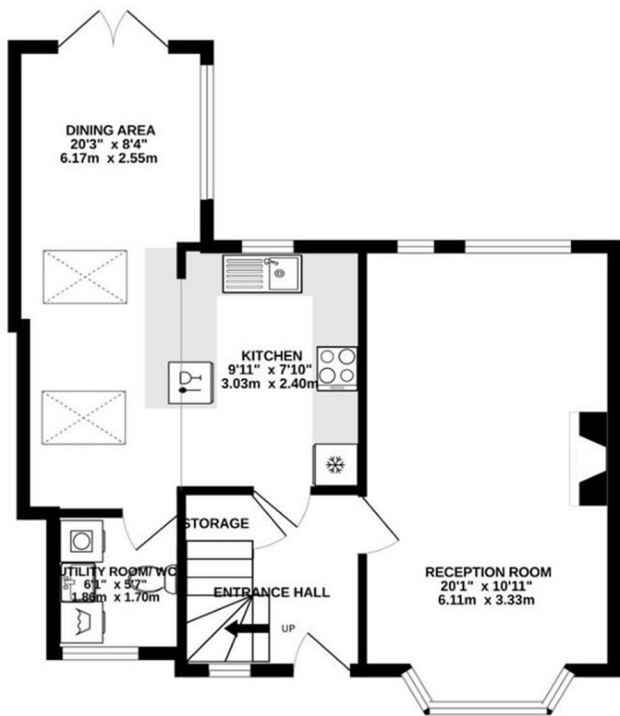
Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(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	

1ST FLOOR



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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