

bothams¹⁸⁷¹



20 Newbold Avenue, Chesterfield, S41 7AR

Guide Price £345,000





20 Newbold Avenue

Chesterfield, S41 7AR

- Detached traditional residence of character
- Beautiful gardens to the front and rear
- Spacious and flexible accommodation with potential to extend (subject to consent)
- Situated on a quiet tree lined avenue in a desirable suburb
- Driveway and large double garage
- No upward chain

+++GUIDE PRICE £345,000 - £355,000+++

A traditional detached family residence of character on a desirable tree lined avenue, providing spacious and flexible accommodation throughout, set within a generous plot with stunning gardens to the front and rear and providing excellent potential to create your dream home.

A viewing is essential to appreciate the accommodation on offer.

Guide Price £345,000



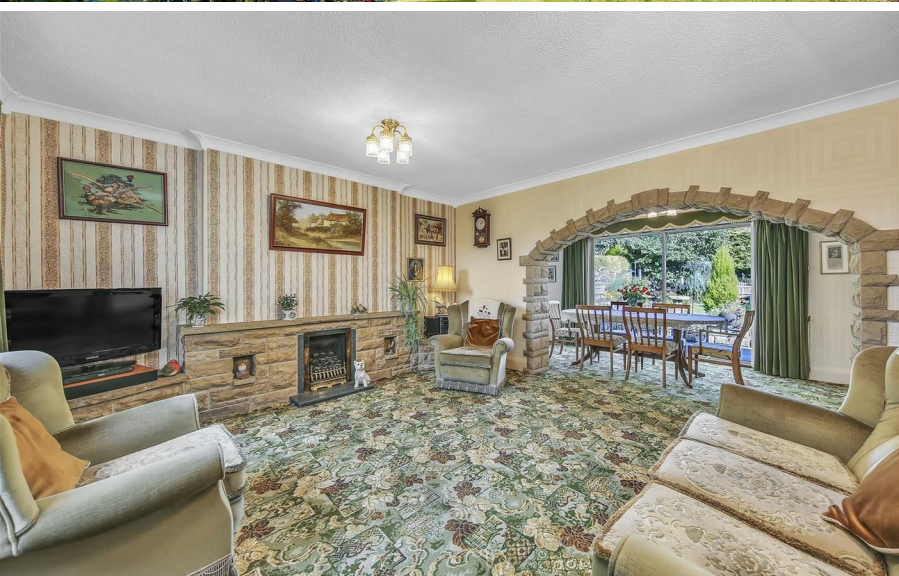
20 Newbold Avenue

Available on the open market for the first time in almost fifty years, this attractive detached family residence is set within well-proportioned and beautifully landscaped gardens and grounds on a quiet tree lined avenue in the desirable suburb of Newbold. The property is within the catchment area for sought after schools with Good and Outstanding OFSTED ratings, with excellent links to the town centre and within easy reach of the Peak District National Park.

The spacious accommodation provides an excellent degree of flexibility, the property having been extended to the ground floor in the past, and providing excellent scope to further extend if required or desired to create additional bedrooms or living accommodation – subject to obtaining the necessary consents.

A viewing is essential to truly appreciate this stunning family home and the potential on offer.





The Accommodation

The property is entered via a welcoming entrance hall, off which stairs rise to the first-floor landing with a feature window at the half-landing, and useful storage below the stairs.

To the ground floor the property comprises of a large living room with feature fireplace, to the rear of which an attractive arch leads through to the extension which provides an open-plan dining area overlooking and with access onto the patio and rear garden beyond. There is also a well-proportioned kitchen with a good range of wall and base units, with a breakfast room to the rear providing a pleasant dining area. Off the kitchen is a utility area providing access to the rear garden.

To the first floor are three bedrooms, the family bathroom and a separate WC; Bedroom One is a very large dual aspect double bedroom with built-in storage, and Bedroom Two provides another well-proportioned double bedroom with a delightful outlook over the rear garden. Bedroom Three provides a good size third bedroom to the rear aspect, and could easily be configured as a study for working from home if required. The family bathroom comprises of a bath and complimentary wash basin with airing cupboard. There is also a separate toilet off the landing.

The property offers exceptional opportunity to further extend at both ground floor and first floor level if desired, providing the possibility of adding a fourth bedroom and en-suite bathroom facility subject to obtaining the necessary consents.

Outside

The property is set back from Newbold Avenue beyond an attractive low level stone wall, with a driveway providing off road parking for several vehicles and access to the large detached double garage, which benefits from power, light and water. The beautifully established and well stocked gardens provide a very attractive first impression.

To the rear of the property is a large pleasant patio area, beyond which is the principal lawn together with established flower beds and borders with an extensive variety of plants, shrubs, and mature trees with many fruit trees, all beautifully landscaped to create a stunning garden ideal for entertaining and enjoying with the family.

There is an additional area to the rear of the garden which provides space for a kitchen garden/ allotment space, with a large greenhouse and plenty of space to work. This space could alternatively be reconfigured as desired, either to provide an excellent play area for a young family, or an area to accommodate a hot tub oasis.

Material Information

The property is of conventional construction.

Generally aluminium framed double glazed windows.

The property is connected to mains water, drainage, gas and electricity services as far as we are aware.

Total gross internal floor area – 134.3 sq.m./ 1,445 sq.ft. approx.

Main House gross internal floor area – 99.53 sq.m./ 1,071 sq.ft. approx.

Garage gross internal floor area – 34.77 sq.m./ 374 sq.ft. approx.

Council Tax Band – D – Chesterfield Borough Council

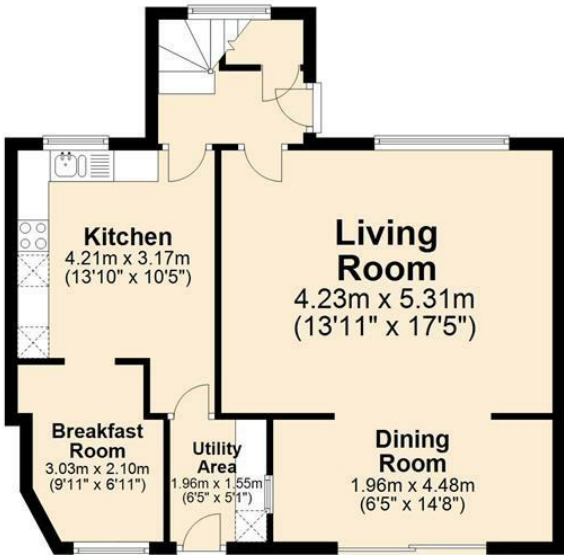
Tenure – We understand the property to be freehold, however the property is not yet of registered title, having not transacted for many years.

Parking – there is a driveway with a detached double garage.

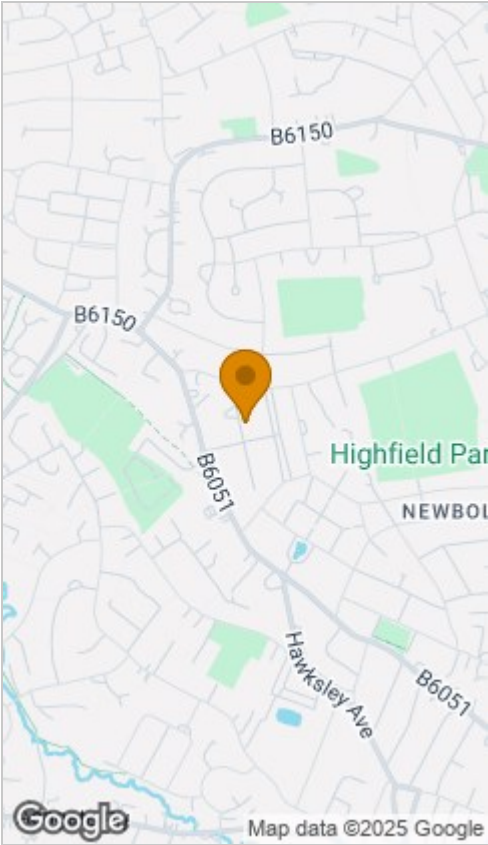
EPC Rating – TBC.



Ground Floor
Approx. 92.8 sq. metres (999.3 sq. feet)



First Floor
Approx. 41.4 sq. metres (446.1 sq. feet)



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	

Viewing Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.