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For Sale

21 Newbold Back Lane
Newbold, Chesterfield, S40 4HF
Guide Price £210,000



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Newbold, Chesterfield, S40 4HF

+++GUIDE PRICE £210,000 - £220,000+++

NEW PRICE & NO CHAIN - buy now to complete before Stamp Duty Increase!

An attractive semi-detached family home situated in a desirable position opposite the park and playing fields, having been extended to provide extensive accommodation and low maintenance gardens.

Available with no upward chain, a viewing is essential to appreciate the accommodation on offer.

21 Newbold Back Lane

This attractive semi-detached family home is set in an attractive position in the desirable suburb of Newbold, set back from Newbold Back Lane opposite the park and playing fields providing an open and pleasant outlook.

The spacious accommodation provides an excellent degree of flexibility, the accommodation having been extended to the ground floor in the past, with a large conservatory to the rear, 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 and doors off provide access to the ground floor living accommodation.

To the ground floor the property comprises of a well-proportioned kitchen diner with a pantry off, well fitted with a good range of wall and base units, and comprising of a range of integrated appliances including a dishwasher, under counter fridge, under counter freezer, a double oven and a four ring gas hob.

To the front of the property is a large bay-windowed living room with feature fireplace, to the rear of which an archway leads through to the dining room. Beyond the dining room is a large conservatory providing flexibility as an excellent additional reception room, and which has formerly housed a hot tub.



To the first floor are three bedrooms and the family bathroom; Bedroom One is a good size double bedroom with an array of built-in wardrobe storage, Bedroom Two provides another well-proportioned double bedroom with a window to the rear aspect, and Bedroom Three provides a good-size third bedroom to the rear aspect. The family bathroom comprises of a bath with shower over, and a modern white WC and matching wash basin.

The property also offers opportunity to further extend, particularly at first floor level if desired, providing the possibility of adding an additional bedroom or additional bathroom facilities subject to obtaining the necessary consents.

Outside

The property is set back from Newbold Back Lane behind a low level brick wall, with gated access providing excellent off road parking. The driveway continues to the side of the property with further gated access, leading to a large single garage/ workshop which benefits from power, light and a WC facility, with a personnel door to the side, and storage within the roof space above.

To the rear of the property the conservatory provides an excellent garden room facility as well as an additional reception room, with a low maintenance garden area laid with an artificial lawn.

The space to the side of the property allows the opportunity to extend if desired as other properties have within the locality, subject to obtaining the relevant consents.

Material Information

The property is of conventional construction.

Generally uPVC framed double glazed windows and doors.

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

Central heating and hot water is provided by a Worcester Bosch Greenstar 24i Junior combination boiler.

Total gross internal floor area – 120.3sq.m./ 1,295 sq.ft. approx.

Council Tax Band – B – Chesterfield Borough Council.

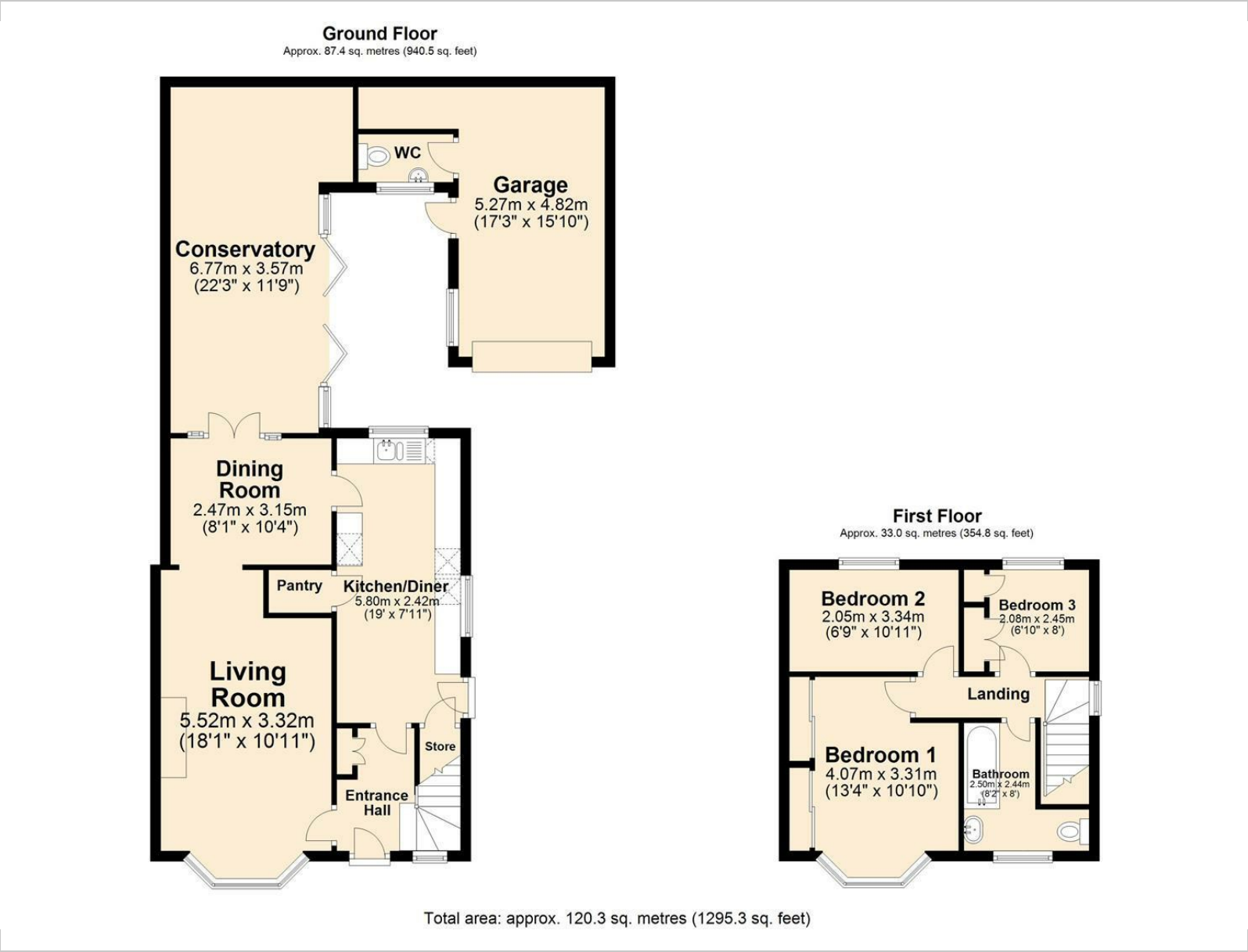
Tenure – We understand the property to be freehold under Title Reference DY210109.

Parking – there is a driveway providing off road parking, leading to a large single garage.

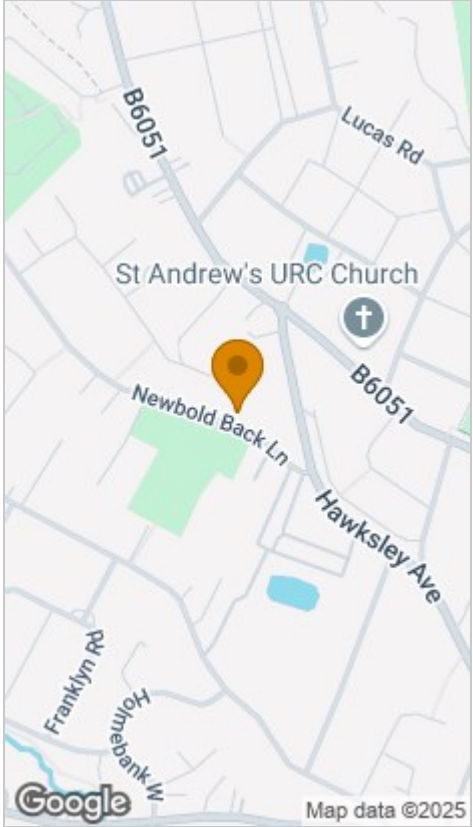
EPC Rating – TBC.



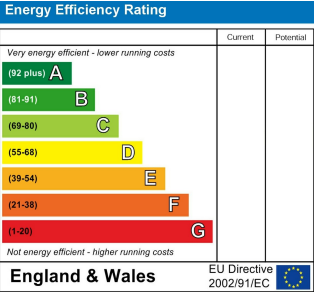
Floor Plan



Area Map



Energy Efficiency Graph



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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