

## 68 Newbold Road

Chesterfield • Derbyshire • S41 7PP

£499,950

Positioned on a quarter-acre plot in a sought-after location within walking distance of the town centre and train station, this beautifully maintained 1930s home offers a wealth of original features, generous living spaces, and a stunning landscaped garden. Stepping inside, the entrance hallway welcomes you with stylish LVT flooring, leading to a bright and inviting lounge on the far right. This characterful space boasts solid exposed floorboards, a multi-fuel burning stove, and a door opening to the garden, complemented by original picture rails and side windows that enhance the natural light. The second reception room provides a versatile living area, featuring built-in alcove storage, an open fire, an under-window radiator, and a large window overlooking the garden. The original staircase, complete with oak handrail tops and dado rails, provides a grand focal point, with useful storage tucked neatly beneath. To the left of the hallway, the property benefits from a downstairs shower room, thoughtfully designed with a separate shower, toilet, towel radiator, and sink with storage, set against elegant tiled flooring. Continuing through, the spacious kitchen blends style and practicality, featuring original stripped pine storage, laminate tiled flooring, and three radiators. With ample space for a large fridge freezer and integrated dishwasher, the kitchen is fitted with sleek gloss cabinetry, concrete-effect laminate worktops, an induction hob, and an electric oven. Velux windows with fitted blinds flood the space with natural light, while patio doors lead directly to the rear garden. A dedicated pantry cupboard/utility area houses the boiler, along with plumbing for a washing machine. A convenient exit door provides access to the side of the property. Ascending to the first floor, the hallway showcases a high period ceiling and three large windows, creating a bright and airy landing space. To the right, the second bedroom is a well-proportioned double with a dual-aspect outlook and elegant picture rails. To the left of the landing, a separate toilet with a sink and radiator sits adjacent to the main family bathroom, which includes sink storage, a mains shower over the bath, two windows, and a large storage cupboard housing the hot water cylinder. Bedroom three, a spacious double, enjoys garden views, built-in wardrobes, and classic picture rails. The principal bedroom, set at the rear, exudes charm with original built-in wardrobes, storage drawers, and a peaceful garden outlook. This property benefits from a slate roof and is ideally situated for convenient access to Sheffield, the M1, and local amenities. Sitting on a quarter-acre plot, the generous landscaped garden has been thoughtfully designed to provide multiple seating areas, including a stoned sitting area, pebbled patio spaces, and a pergola with a dedicated patio underneath. The Derbyshire stone flower beds add a timeless elegance, while the large lawn is framed by established plants and trees. At the rear, a separate allotment area offers additional sitting space alongside dedicated beds for vegetable growing. This section also includes a shed and greenhouse, all enjoying a desirable southwest-facing aspect. The property is surrounded by mature hedges and trees, with one boundary featuring original red brick and the other secured by fencing. A large detached garage with power sits at the side entrance, complete with an up-and-over garage door. The front entrance is beautifully finished with wooden gates, a block-paved and stoned area for off-road parking, and a spacious driveway leading to the detached garage. The striking 1930s arched entrance doorway further enhances the character of this charming home.





- Characterful 1930s-Style Family Home

- Three Double Bedrooms

- Bright & Stylish Kitchen Diner

- Quarter-Acre Plot

- Ground Floor Shower Room & Family Bathroom

- Two Reception Rooms

- Detached Garage & Off Road Parking

- Landscaped Garden w/ Seating Areas, inc Pergola & Patio Spaces

- Close To Town Centre, Train Station & Local Amenities

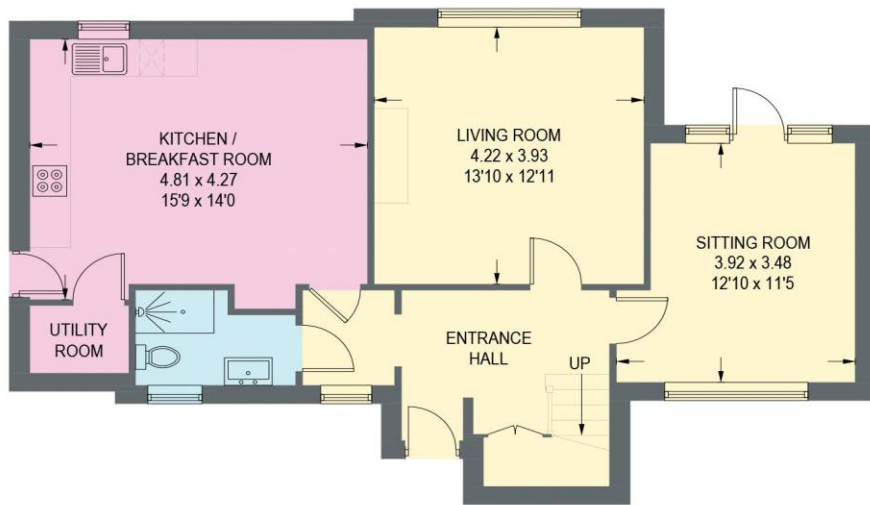
- EPC Rating: TBC / Council Tax Band: E / Tenure: Freehold



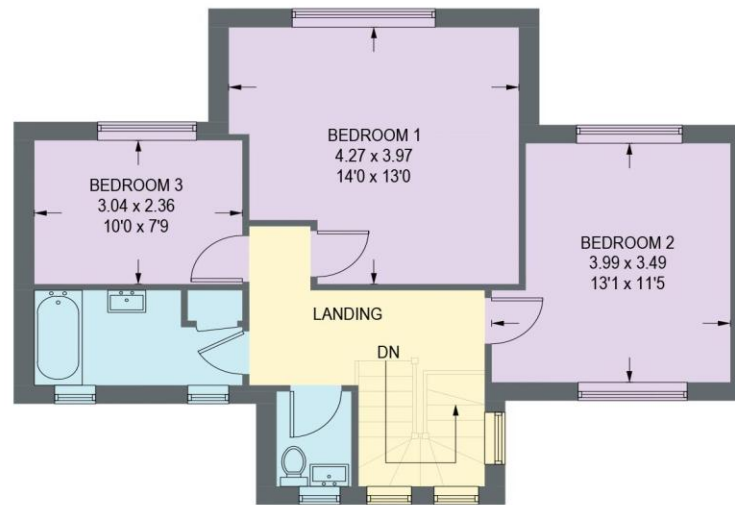


# 68 NEWBOLD ROAD

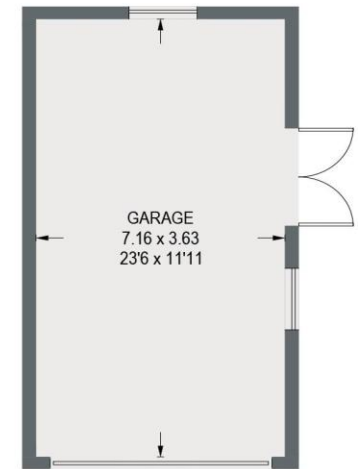
APPROXIMATE GROSS INTERNAL AREA = 144.3 SQ M / 1553 SQ FT



GROUND FLOOR = 92.9 SQ M / 999 SQ FT



FIRST FLOOR = 51.4 SQ M / 553 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1202159)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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