







42 Newbold Back Lane

Chesterfield • Derbyshire • S40 4HQ

£470,000

This impressive four double bedroom detached home is set in the highly sought-after area of Brockwell, well known for its excellent local amenities, access to well-regarded schools, proximity to Chesterfield town centre, and convenient links to Chesterfield railway station, making it ideal for commuters. With nearby green spaces and parks, this property is perfectly suited to families or those looking to upsize into a generous, high-quality home in a desirable location. The ground floor is introduced via a welcoming hallway featuring solid oak flooring, which continues through the living room and dining room. The hallway leads into a spacious living room with a feature fireplace and sliding doors opening onto the rear garden, filling the space with natural light. Double doors connect the living room to the dining area, creating fantastic flow for family living and entertaining. From the dining area, you enter the contemporary shaker-style kitchen, complete with integrated appliances and space for a freestanding fridge freezer. Beyond the kitchen sits a well-proportioned utility room with matching shaker cabinetry, space for freestanding appliances, and an additional door to the rear garden. A convenient downstairs WC completes the ground floor. Upstairs, the property offers four generously sized double bedrooms. The master bedroom is a spacious double overlooking the rear garden and includes fitted wardrobes. Bedrooms two and three are also doubles positioned to the rear, with bedroom three benefiting from its own three-piece en-suite shower room, featuring a corner shower, WC, and wash hand basin. Bedroom four, set at the front of the property, is another double room that also works perfectly as a home office. The modern, fully tiled family bathroom includes a freestanding corner shower, bath, WC and wash hand basin. The rear garden offers a beautifully arranged outdoor space, with an initial patio area ideal for seating and a landscaped garden featuring a shed and a versatile garden room, both with full power, perfect for storage or hobby use. To the front, the property provides driveway parking for multiple vehicles and an attached double garage, ensuring excellent practicality for family living.



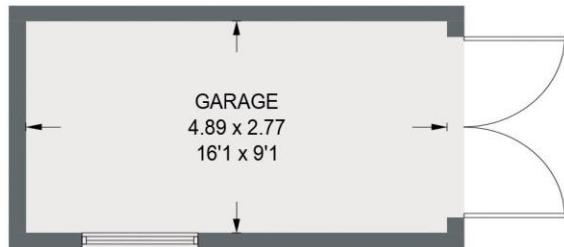


- Four Bedroom Detached Family Home
- Great Location Nearby Chesterfield Town Centre
- Spacious Living Room with Sliding Doors
- Shaker Style Fitted Kitchen & Utility
- Four Good Sized Bedrooms
- Four Piece Suite Family Bathroom & En Suite
- Beautiful Landscaped Rear Garden
- Driveway Parking & Double Garage
- Ready to Move Straight Into
- EPC Rating C/Council Tax Band D

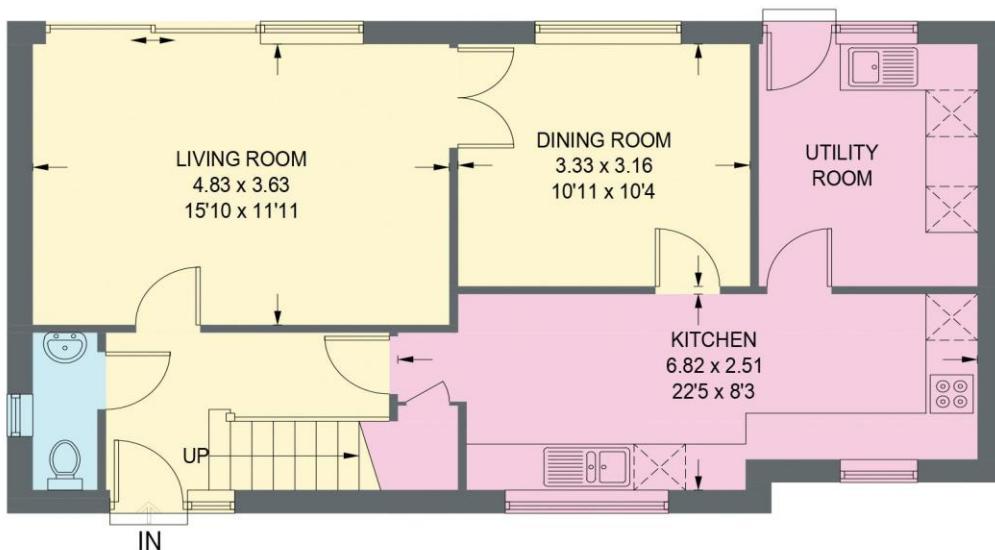


42 NEWBOLD BACK LANE

APPROXIMATE GROSS INTERNAL AREA = 148.8 SQ M / 1601.5 SQ FT
(INCLUDING GARAGE)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR
73.9 SQ M / 795.9 SQ FT



FIRST FLOOR
74.8 SQ M / 805.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1267863)

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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