



Highfield Lane, Newbold, Chesterfield, Derbyshire S41 8AZ

- 3
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- EPC

£325,000

PINEWOOD



# Highfield Lane Newbold Chesterfield Derbyshire S41 8AZ



**£325,000**

**3 bedrooms  
2 bathrooms  
1 reception**

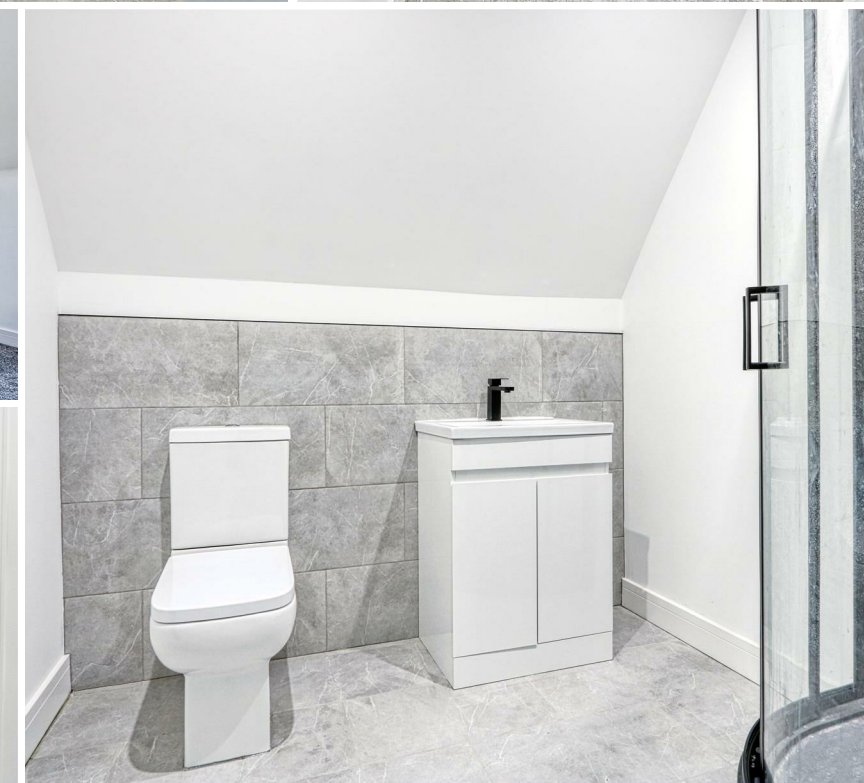
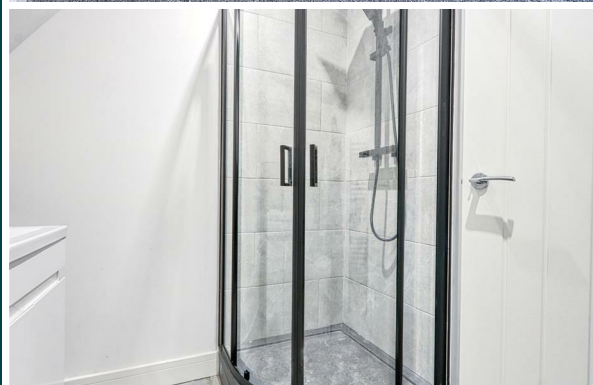
- NEW BUILD DETACHED THREE BED DORMA BUNGALOW
- NO CHAIN - CUL DE SAC VILLAGE LOCATION

- DECEPTIVELY SPACIOUS WITH OVER 1193.00 SQ FT OF VERSATILE LIVING ACCOMODATION
- DRIVEWAY PARKING FOR UP TO TWO CARS - REAR LANDSCAPED GARDEN WITH LAWN AND PATIO

- UPVC DOUBLE GLAZING - UNDERFLOOR HEATING DOWNSTAIRS WITH FIVE ZONE CONTROLS - RADIATORS TO THE FIRST FLOOR

- CONTEMPORARY ENSUITE SHOWER ROOM AND BATHROOM TO FIRST FLOOR
- PLENTY OF STORAGE ON THE GROUND FLOOR AND FIRST FLOOR
- MODERN KITCHEN WITH BREAKFAST BAR, INTEGRATED OVEN, HOB, EXTRACTOR, DISHWASHER, WASHING MACHINE, FRIDGE AND FOUR DRAWER FREEZER
- SPACIOUS LOUNGE DINER - THREE DOUBLE BEDROOMS

- SOUGHT AFTER VILLAGE LOCATION - CLOSE TO ALL THE VILLAGE AMENTIES, SHORT DRIVE TO THE TOWN CENTRE



**NEW BUILD THREE BED DETACHED DORMA BUNGALOW\*\*UNDERFLOOR HEATING\*\*GREY CARPETS\*\*WHITE DECOR\*\***

JUST MOVE IN...SIMPLY STUNNING\*\*Pinewood Properties are delighted to offer this NEW BUILD THREE DOUBLE BED DETACHED DORMA BUNGALOW situated on a quiet cul de sac in the sought after village of Newbold, close to all the local amenities, schools and parks, main commuter and bus routes and only a short drive into the town of Chesterfield. The property has been finished to SUPERB STANDARD throughout, the downstairs has underfloor heating with a five zone control and comprises an entrance porch, spacious lounge diner, ground floor w.c. side entrance hall with large store, bedroom three/multi use room and superb well equipped and appointed kitchen diner with breakfast bar and integrated appliances including an oven, hob, extractor, washing machine fridge, four drawer freezer, dishwasher and plenty of space for a dining table or family area with uPVC doors leading out to the landscaped rear garden with patio and lawn. To the first floor is the principle king sized room has a luxury ensuite shower room, landing with large store area and the bathroom includes a white three piece suite, bath with shower over and double bedroom two. To the front is driveway parking for two cars. uPVC Double Glazing and Gas Central Heating.

**\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\***

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR MORE INFORMATION OR TO BOOK IN YOUR VIEWING\*\***

**PORCH**

7'1" x 5'10" (2.17 x 1.80)

The property is entered into the porch though the uPVC door with uPVC frosted side panel, tiled flooring with under floor heating and painted décor.

**ENTRANCE HALL/STAIRS AND LANDING**

The side entrance uPVC door leads into the hallway with grey carpet, underfloor heating, white painted décor, large store, uPVC window and stairs rising to the first floor. The landing has a large storage cupboard, loft access and access to the bathroom.

**KITCHEN DINER**

19'6" x 11'8" (5.96 x 3.57)

The stylish well appointed and equipped kitchen diner has a great range of grey soft close units and drawers with a complimentary laminated worktop, upstands and breakfast bar incorporating a 1 1/2 bowl sink and mixer tap, integrated appliances include a four ring electric hob, oven and extractor, dishwasher, washing machine and tall fridge four drawer freezer. With tiled flooring, under floor heating, white painted décor, wall mounted combi boiler, uPVC window and uPVC doors leading out to the rear garden.

**LOUNGE DINER**

18'8" x 12'0" (5.70 x 3.67)

The spacious lounge diner has underfloor heating, grey carpet, white painted décor and uPVC window.

**GROUND FLOOR BEDROOM- MULTI USE ROOM**

12'7" x 7'1" (3.86 x 2.17)

This room could be used as ground floor bedroom three of how about an office, gym, playroom or yoga room? With uPVC window, grey carpet, under floor heating and white painted décor.

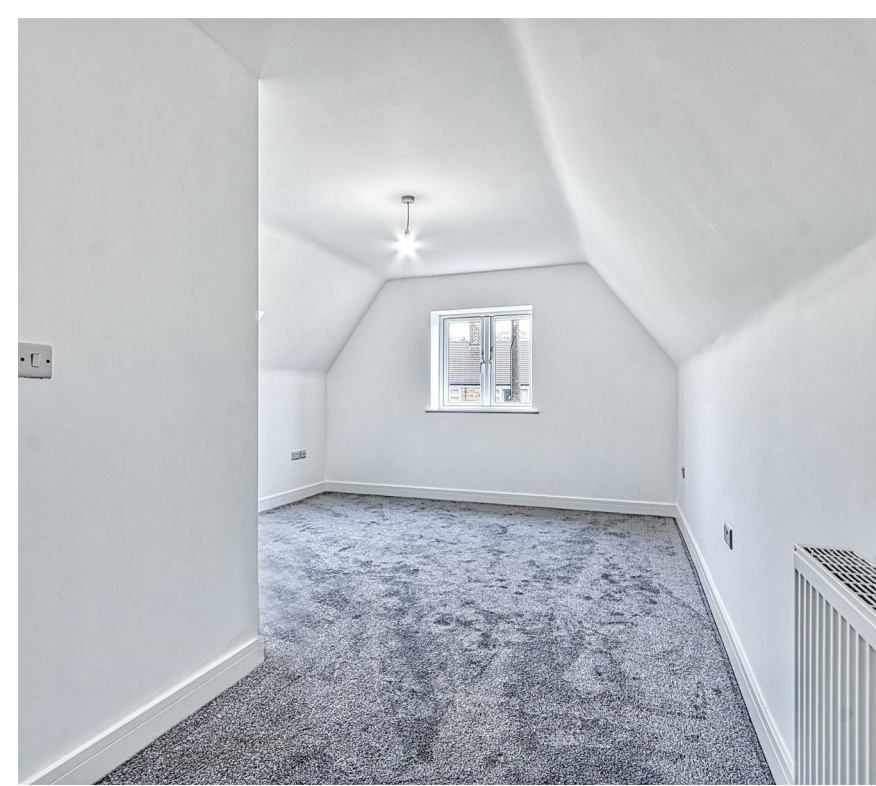
**GROUND FLOOR W. C**

The part tiled ground floor w.c has a white two piece suite comprising of a low flush w.c and a ceramic sink set into a vanity unit with chrome mixer tap. Tiled flooring, under floor heating, white painted décor, extractor and uPVC frosted window.

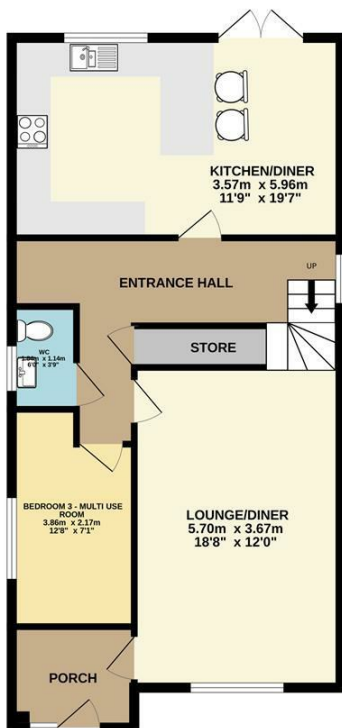
**BEDROOM ONE**

18'8" x 12'0" (5.70 x 3.66)

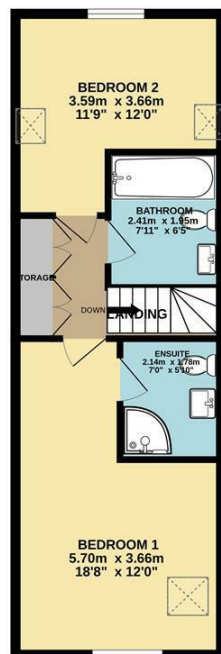
This spacious king size room has grey carpet, white painted décor, radiator, uPVC skylight and uPVC window, a door leads into the en suite shower room.



GROUND FLOOR  
69.1 sq.m. (744 sq.ft.) approx.



1ST FLOOR  
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA: 110.8 sq.m. (1193 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### BEDROOM ONE ENSUITE

7'0" x 5'10" (2.14 x 1.78)

The part tiled luxury ensuite shower room has a white three piece suite comprising a low flush w.c, ceramic sink set into a white gloss vanity unit with black mixer tap, corner shower cubicle with rain head shower, wall mounted black towel radiator, tiled flooring, extractor and white painted décor.

### BEDROOM TWO

12'0" x 11'9" (3.66 x 3.59)

This double bedroom to the rear aspect has two uPVC skylights, uPVC window, grey carpet, white painted décor and radiator.

### BATHROOM

7'10" x 6'4" (2.41 x 1.95)

The part tiled bathroom has a white three piece suite including a shaped bath with glass screen and shower over, low flush w.c and a ceramic sink set into a vanity unit with chrome mixer tap. With white painted décor, tiled flooring and extractor

### OUTSIDE

To the front is tarmacadam driveway for two cars, to the rear is a landscaped garden with patio and lawn.

### GENERAL INFORMATION

TENURE; FREEHOLD

TOTAL FLOOR AREA 1193.00 sq ft / 110.8 sq m

EPC RATING TBC

COUNCIL TAX BAND TBC

UPVC DOUBLE GLAZING

UNDER FLOOR HEATING TO DOWNSTAIRS - 5 ZONE CONTROL

GAS CENTRAL HEATING - COMBI BOILER

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

### RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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