



**Newbold Road, Newbold, Chesterfield, Derbyshire S41 7AJ**

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**£525,000**

**P I N E W O O D**



# Newbold Road Newbold Chesterfield Derbyshire S41 7AJ

**£525,000**

**6 bedrooms  
2 bathrooms  
2 receptions**

- Deceptively Spacious Family Sized Accommodation Set Over Three Floors
- Spacious uPVC Conservatory Overlooking The Beautiful Rear Landscaped Garden
- Two Double bedrooms to Second Floor With Jack & Jill En-Suite Shower Room
  - Separate Regal Dining Room With Feature Inglenook Fireplace
  - Modern Kitchen With Integrated Appliances and Pantry/Store
- Bay Windowed Lounge With Feature Fireplace and uPVC Double Doors To The Conservatory
- Beautiful and Extensive South West Facing Landscaped Enclosed Rear Garden With Lawn, Patio and Mature Shrubs and Trees
- Three Reception Rooms - Ideal for Office or Running a Business From Home
- Ground Floor W.C. Detached Garage & Workshop/Utility Area - Council Tax Band F
- Located on a Main Commuter Route in the Sought After Village of Newbold





**\*\*STUNNING SIX BEDROOM RESIDENCE ON A GENEROUS PLOT\*\*SOUTH WEST FACING EXTENSIVE BEAUTIFUL GARDEN\*\***

**\*\*DECEPTIVLY SPACIOUS\*\***Pinewood Properties are delighted to offer this stunning SIX BEDROOM DETACHED RESIDENCE set on a fantastic generous plot having period features and a wealth of charm and character throughout. Located in the sought after suburb of Newbold, this six bed property is deceptively spacious providing 3349.00 sq. ft. of versatile, well ordered accommodation set across three levels. The layout is ideally suited to modern life and includes fabulous entertaining spaces, luxurious bathrooms and plenty of storage.

The property is entered into the porch, then grand hallway with storage cupboard, family room with bay window and feature fireplace, lounge with bay window and feature fireplace and doors leading out to the spacious conservatory overlooking the garden, regal dining room with feature fireplace, ground floor w.c/cloakroom and a modern kitchen with pantry/store. To the first floor are four double bedrooms and the luxury family bathroom with roll top bath and jacuzzi jet shower. To the second floor are two more double bedrooms sharing a Jack n Jill ensuite shower room and storage to the landing. To the front of the property is a gated driveway for up to three cars and access into the detached double garage/workshop having a utility area. To the rear is a fully enclosed south west facing well established, landscaped and extensive garden with patio seating. This property must be views to appreciate it! uPVC Double Glazing and Gas Central Heating.

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

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR MORE INFORMATION\*\***

**PORCH**

6'11" x 2'95"3" (2.11 x .90)

The accommodation is accessed through the front door into the porch area, with decorative tiled flooring and stained glass doors lead into the grand hallway.

**HALLWAY**

The grand hallway has decorative tiled flooring, painted décor, radiator and coving, with a useful under stairs storage cupboard perfect for coats and shoes.

**FAMILY ROOM**

14'0" x 16'5" into bay (4.27 x 5.02 into bay)

This multi use room is perfect to be used as a family room, or why not a gym, yoga room, playroom, office or if you're running a business from home this would be ideal. With a beautiful feature fireplace being the focal part of the room, uPVC bay window, tiled flooring, painted décor with coving and picture rail and radiator.

**LOUNGE**

16'0" x 16'5" into bay (4.88 x 5.02 into bay)

The elegant lounge has a feature fireplace, uPVC bay window, wooden flooring, wallpaper décor with coving and radiator.

**CONSERVATORY**

21'8" x 16'4" (6.62 x 5.00)

This fantastic sized brick built conservatory overlooks the rear garden with tiled flooring, uPVC windows and doors,

**DINING ROOM**

11'9" x 16'5" (3.59 x 5.01)

This regal reception room currently used as a dining room has a feature inglenook fireplace, wooden flooring, wallpaper décor, built in storage cupboards, radiator and uPVC window.

**KITCHEN WITH PANTRY/STORE**

11'11" x 11'0" (3.65 x 3.37)

The kitchen has a good range of soft close drawer, wall and base units with built in wine rack, and includes a complimentary laminated worktop with tiled surrounds incorporating a stainless 1 1/2 bowl sink with chrome mixer tap, integrated appliances include a high level oven, separate grill, five ring gas hob and extractor. With wooden laminate flooring, radiator, painted décor, uPVC window and uPVC external door.

Pantry/store- 1.49 x 1.65 - The pantry/store off the kitchen houses the tall fridge freezer has vinyl flooring, painted décor and window. The combi boiler is located in here.

**GROUND FLOOR W.C./CLOAKROOM**

4'9" x 5'4" (1.47 x 1.65)

The ground floor w.c/cloakroom has a white two piece suite comprising of a concealed cistern w.c and a wall mounted ceramic sink with chrome mixer tap, extractor fan and shelving.

**BEDROOM ONE**

16'0" x 16'5" into bay (4.88 x 5.02 into bay)

This fantastic sized double bedroom to the rear aspect with uPVC bay window overlooking the rear garden. Feature fireplace, painted décor with coving, carpet and radiator.



TOTAL FLOOR AREA: 311.1 sq.m. (3349 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 FOUR**  
14'0" x 16'5" into bay (4.27 x 5.02 into bay)

This double bedroom also to the rear aspect has a uPVC window with views over the garden, cast iron fireplace, ceramic sink set into a vanity unit, carpet, painted décor with coving and radiator.

**FAMILY BATHROOM**  
10'5" x 8'9" (3.20 x 2.67)

The luxury well equipped family bathroom has all you could ever need! With a white suite comprising of twin sinks set into a worktop, bidet and low flush w.c set into a vanity/storage unit, free standing roll top claw bath and a corner jacuzzi shower enclosure and rain head shower. With wooden flooring, two wall mounted radiators, painted décor, extractor and uPVC frosted window.

**BEDROOM FIVE**  
12'0" x 16'0" (3.66 x 4.88)

This double bedroom to the front aspect has two built in storage cupboards and a useful sink area, with feature fireplace, painted décor with coving, carpet, radiator and uPVC window.

**BEDROOM THREE**  
12'9" x 16'0" (3.90 x 4.88)

This double bedroom to the front aspect currently used as a playroom has built in storage, cast iron fireplace, uPVC window, carpet, painted décor with coving, picture rail and a radiator.

**BEDROOM TWO - 2nd floor**  
13'11" x 17'6" (4.25 x 5.35)

This double bedroom to the second floor has two built in storage/wardrobes, uPVC window, carpet, painted décor, radiator and additional eaves storage. Access into the Jack n Jill en suite shower room.

**JACK N JILL ENSUITE SHOWER ROOM**  
12'9" x 9'4" (3.90 x 2.85)

The part tiled contemporary en suite shower room includes a underfloor heating, bidet, concealed cistern w.c, ceramic sink with chrome mixer tap and a shower enclosure with chrome rain head shower, brick tiled surrounds and glass door. With two skylights, built in storage, painted décor, eaves storage and two wall mounted radiators.

**BEDROOM SIX - 2nd floor**  
15'9" x 14'2" (4.82 x 4.34)

This double bedroom has a skylight with carpet, built in storage, cast iron fireplace, painted décor, radiator and access into the en suite Jack n Jill shower room.

**DETACHED GARAGE**  
19'2" x 17'6" (5.85 x 5.34)

The detached garage/workshop has space for two cars with electric roller door, lighting, electric, eaves storage and utility are with plumbing for washing machine and vent for tumble dryer.

#### OUTSIDE

To the front is a gated driveway for up to three cars and access into the detached double garage, to the rear is a gated entrance to the beautiful south west facing well established, landscaped generous garden with lawn, stone flagged patio and well established flower beds, shrubs and trees. Shed and greenhouse can be included in the sale.

#### GENERAL INFORMATION

Tenure: Freehold  
Energy Performance Rating: D  
Council Tax Band F  
Total Floor Area: 3349.00 sq ft / 311.10 sq m  
Mostly uPVC Double Glazed  
Gas Central Heating - Combi Boiler  
House and Garage Alarm  
Eaves Storage  
New Roof Fitted approx 2016

#### 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

PINEWOOD