



45 Newbold Back Lane,
Newbold, S40 4HF

OFFERS IN THE REGION OF

£249,950

W

WILKINS VARDY

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EXTENDED BAY FRONTED FAMILY HOME SITTING OPPOSITE PLAYING FIELDS

Sitting directly opposite Newbold Back Lane playing fields, is this stylish extended three bed family home which offers well appointed accommodation which includes a modern two tone kitchen, stylish bathroom, two good sized reception rooms and a fantastic 5.16m x 2.69m garden room overlooking the rear lawn and seating areas, together with a useful workshop building.

Newbold Back Lane is a popular residential area, with a range of amenities and schools within close proximity in Newbold and Brockwell, and situated just on the outskirts of the Town Centre.

- Extended Bay Fronted Semi Detached House
- Good Sized Living Room with Study off
- Modern Fitted Kitchen
- Spacious Garden Room
- Three Bedrooms
- Contemporary Family Bathroom
- Ample Off Street Parking and Mature Gardens
- EPC Rating: D
- Located directly opposite playing fields within close proximity of Newbold and Brockwell Centre
- Convenient Location on the edge of the Town Centre

General

Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows and doors (except Front Porch)
Gross internal floor area - 80.3 sq.m./864 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A composite front entrance door opens into a ...

Porch

Having a door opening into the ..

Entrance Hall

Having a tiled floor. A staircase rises to the First Floor accommodation.

Living Room

15'5 x 10'10 (4.70m x 3.30m)
A good sized front facing reception room fitted with engineered oak flooring and having a bay window with window seat.
This room also has a feature ornamental fireplace with painted fire surround, tiled inset and hearth.
A top mounted black sliding track and double door opens into the ...

Study

10'10 x 5'4 (3.30m x 1.63m)
Fitted with engineered oak flooring and having a window looking into the conservatory.

Kitchen

9'11 x 7'11 (3.02m x 2.41m)
Fitted with a range of two tone wall, drawer and base units with complementary solid wood work surfaces, having upstands.
Inset sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with angled extractor over.
Space and plumbing is provided for a washing machine.
A door gives access to a built-in cupboard.
Tiled floor.
uPVC double glazed French doors open into the ...

Garden Room

16'11 x 8'10 (5.16m x 2.69m)
A spacious room having a tiled floor and having space for a fridge/freezer.
uPVC double glazed French doors which overlook and open onto the rear of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

10'10 x 10'4 (3.30m x 3.15m)
A good sized bay fronted double bedroom.

Bedroom Two

10'10 x 9'9 (3.30m x 2.97m)
A good sized rear facing double bedroom.

Bedroom Three

7'11 x 6'8 (2.41m x 2.03m)
A rear facing single bedroom.

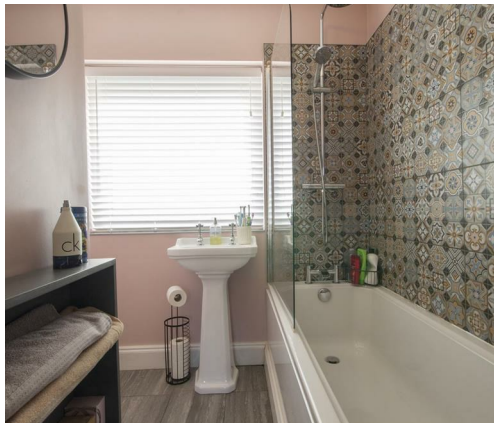
Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen an mixer shower over, pedestal wash hand basin and a low flush WC.
Tiled floor.

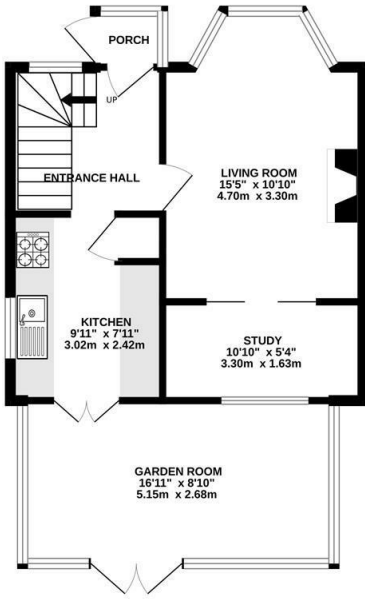
Outside

To the front of the property there is a lawned garden with hedging. A driveway provides off street parking, leading to double gates which open to further off street parking.

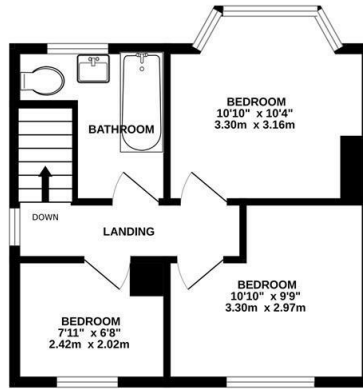
The enclosed rear garden comprises a lawn with raised borders and a deck seating area. There is also a detached sectional workshop with double doors and to the rear of this there is a hardstanding area suitable for a garden shed.



GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) 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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rightmove
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RICS

Relocation agent network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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