



225 Newbold Road,
Newbold, S41 7AB

ASKING PRICE

£500,000

W
WILKINS VARDY

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STYLISH & CONTEMPORARY - SUBSTANTIAL EXTENDED FAMILY HOME - FIVE BEDS
INCLUDING MASTER SUITE - THREE GENEROUS RECEPTIONS & SPACIOUS DINING KITCHEN

If you are a large family looking for plenty of space, then look no further. This superb extended detached property offers an impressive 1978 sq.ft. of space which includes four good sized bedrooms and a 4-piece family bathroom on the first floor and a fantastic master suite on the second floor with double bedroom, dressing room and en suite shower room. The property also includes a state of the art dining kitchen with contemporary floor to ceiling units, quartz worktops and integrated appliances. There are also three generous reception rooms, offering versatility.

Newbold Road is a popular location, with a range of shops, amenities and schools within close proximity and ideally positioned for transport links into the Town Centre.

- Superb Extended Detached Family Home with Gated Frontage
- Contemporary Re-Fitted Full Height Breakfast Kitchen with Quartz Worktops & Integrated Appliances
- Five Good Sized Bedrooms,
- Modern Re-Fitted 4-Piece Family Bathroom to the First Floor
- Generously Proportioned Enclosed Rear Garden
- Three Spacious and Versatile Reception Rooms
- Utility Room with Cloaks/WC off
- Second Floor Master Suite with Bedroom, Dressing Room & En Suite Shower Room
- Attached Single Garage & Ample Off Street Parking/Caravan Standing
- EPC Rating: C

General

Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 183.7 sq.m./1978 sq.ft.
Security alarm system
Council Tax Band - E
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Porch

Having a tiled floor. An internal door opens to the ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

18'0 x 10'9 (5.49m x 3.28m)
A spacious reception room fitted with LVT flooring. Double doors give access into the ...

Dining Room

16'6 x 13'6 (5.03m x 4.11m)
A generous dual aspect reception room having a range of fitted hi-gloss storage units along one wall. Laminate flooring and downlighting.
uPVC double glazed French doors overlook and open onto the rear of the property. Doors from here give access into the kitchen and the games room.

Bar/Games Room

18'0 x 9'5 (5.49m x 2.87m)
A good sized dual aspect room fitted with laminate flooring and having downlighting. A door from here gives access into a ...

Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and a wash hand basin. Laminate flooring.

Superb Re-Fitted Breakfast Kitchen

24'7 x 13'0 (7.49m x 3.96m)
A generous dual aspect kitchen fitted with a contemporary wall, drawer and base units with complementary quartz work surfaces and upstands, including a centre island unit/breakfast bar providing additional storage.
Inset 1½ bowl sink with pull out hose spray mixer tap.
Integrated appliances to include a fridge, freezer, dishwasher, two electric ovens and an induction hob with downdraft extractor.
A door gives access to a built-in under stair store cupboard.
LVT flooring and downlighting.
A uPVC double glazed door gives access onto the rear decking.
An opening leads through into the ...

Utility Room

8'4 x 7'3 (2.54m x 2.21m)
Having a range of fitted base units with complementary quartz work surfaces and upstands.
Inset 1½ bowl sink with mixer tap.
Integrated fridge.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
LVT flooring and downlighting.
A door from here opens to a ...

Cloaks/WC

Being fully tiled and fitted with a 2-piece white suite comprising a wash hand basin with storage below, and a low flush WC.
LVT flooring and downlighting.

On the First Floor

Landing

Having a door giving access to a staircase which rises to the Second Floor accommodation.

Bedroom Two

10'8 x 9'9 (3.25m x 2.97m)
A front facing double bedroom with picture rail.

Bedroom Three

16'1 x 7'10 (4.90m x 2.39m)
A good sized dual aspect double bedroom

Bedroom Four

10'9 x 8'6 (3.28m x 2.59m)
A front facing double bedroom.

Bedroom Five

11'0 x 7'0 (3.35m x 2.13m)
A rear facing single bedroom, having a built-in cupboard, currently used as a study.

Re-Fitted Family Bathroom

Being fully tiled and fitted with a contemporary white 4-piece suite comprising a tiled in bath with LED lighting, shower cubicle with mixer shower, wall hung wash hand basin with storage below, and a concealed cistern WC.
Heated towel radiator.
Illuminated vanity mirror.
LVT flooring and downlighting.

On the Second Floor

Master Bedroom Suite

Bedroom

12'5 x 9'11 (3.78m x 3.02m)
A double bedroom having a feature tiled wall and downlighting.
Access door to eaves storage.
An opening leads through into a ...

Dressing Room

10'4 x 6'8 (3.15m x 2.03m)
Having a Velux window and downlighting.
Access door to eaves storage.

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a double walk-in shower cubicle with mixer shower, wash hand basin and a low flush WC.
Chrome heated towel radiator.
Downlighting and tiled floor with under floor heating.

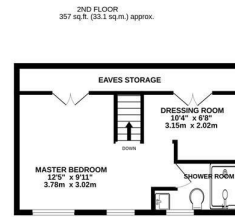
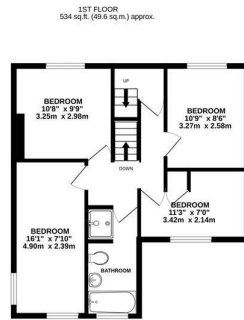
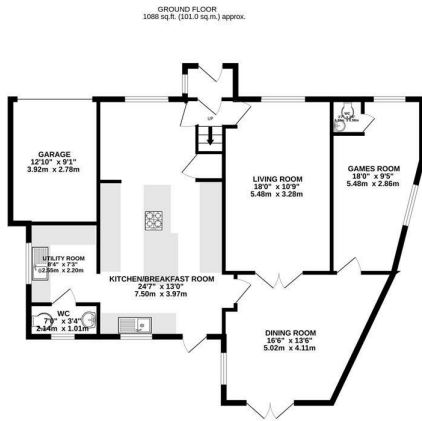
Outside

An electric gate to the front of the property opens to a large printed concrete driveway, providing ample off street parking/caravan standing, leading to an attached single garage (shallow depth of 3.9m) having light and power.

To the rear of the property there is a substantial garden which is predominantly laid to lawn and also has two large decking areas, together with a brick built BBQ and garden shed. External power and water points are provided.

The hot tub is available to purchase (subject to separate negotiation).





TOTAL FLOOR AREA: 1978 sq.ft. (183.7 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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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (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 (CO ₂) 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 |



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 units, 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 School 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.



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