



141 Newbold Back Lane,  
Newbold, S40 4HH

OFFERS IN THE REGION OF

£400,000

W  
WILKINS VARDY

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# £400,000

DETACHED STONE BUILT BUNGALOW, TWO RECEPTION ROOMS, CONSERVATORY, MATURE GARDENS

This deceptively spacious detached stone built bungalow offers 1329 sq.ft. of living space allowing you to personalise and create the home of your dreams. The property features two dual aspect reception rooms, a lovely conservatory, breakfast kitchen, three good sized bedrooms, a family bathroom and separate cloaks/WC. Benefitting from off street parking and mature well kept gardens to the front and rear, this is an ideal home for someone looking for accommodation to be all on one level.

Located in a desirable area of Chesterfield, this bungalow is within easy reach of local amenities and transport links into the Town Centre and towards Dronfield and Sheffield.

Don't miss out on the opportunity to make this lovely property your new home sweet home!

- Detached Stone Built Bungalow on a Generous Plot
- Two Good Sized Dual Aspect Reception Rooms
- Brick/uPVC Double Glazed Conservatory
- Dual Aspect Breakfast Kitchen with Integrated Cooking Appliances
- Three Good Sized Bedrooms, two with Fitted Furniture
- Family Bathroom & Separate Cloaks/WC
- Ample Off Street Parking
- Mature, Well Kept Gardens to the Front and Rear
- EPC Rating: D

## General

Gas central heating (Alpha Evoke Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 123.5 sq.m./1329 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

A composite front entrance door opens into an ...

## Entrance Hall

Having a built-in store cupboard.

## Bedroom One

19'4 x 9'7 (5.89m x 2.92m)

A good sized front facing double bedroom having a range of fitted wardrobes and drawer units.

## Cloaks/WC

Fitted with vinyl flooring and having a 2-piece suite comprising a pedestal wash hand basin and a low flush WC.

## Living Room

20'10 x 10'10 (6.35m x 3.30m)

A generous dual aspect reception room having a feature marble fireplace with an inset coal effect electric fire.

## Bedroom Two

12'6 x 10'11 (3.81m x 3.33m)

A good sized double bedroom having a range of fitted wardrobes.

## Bedroom Three

10'11 x 7'7 (3.33m x 2.31m)

A good sized single/small double bedroom, currently used as a study.

## Breakfast Kitchen

15'9 x 9'9 (4.80m x 2.97m)

A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric double oven and hob with concealed extractor over.

Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.

Tiled floor and downlighting.

A uPVC double glazed door gives access onto the side of the property.

## Dining Room

13'4 x 9'10 (4.06m x 3.00m)

A good sized dual aspect reception room having uPVC double glazed French doors which open into the conservatory.

## Brick/uPVC Double Glazed Conservatory

10'11 x 10'6 (3.33m x 3.20m)

A lovely conservatory, fitted with laminate flooring and having French doors and a single door opening onto the side and rear of the property.

## Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with an etched glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.

Built-in airing cupboard housing the gas boiler.

Chrome heated towel rail.

Vinyl flooring.

## Outside

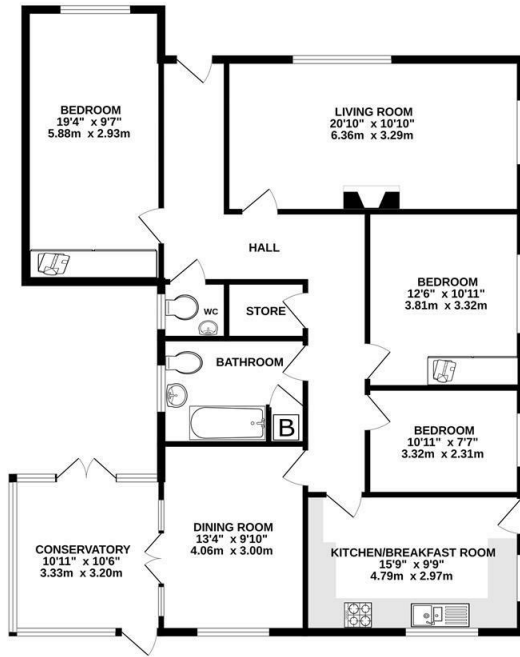
The property sits on a generous plot, having a block paved drive to the front providing off street parking, and a lawn with mature border of plants and shrubs.

A gate gives access down the side of the property to a paved patio.

The enclosed rear garden comprises a lawn with mature planted borders, rose garden and vegetable plot. There is also a garden shed and a greenhouse.



GROUND FLOOR  
1329 sq.ft. (123.5 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq ft. (123.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown here 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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, electric fire, 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 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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