



1 St. Martins Close,  
Newbold, S41 7BH

ASKING PRICE

£399,950

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WILKINS VARDY

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DETACHED FAMILY HOME - CORNER PLOT - FOUR BEDS - TWO BATHROOMS - SINGLE GARAGE - NO CHAIN

Occupying a corner cul-de-sac position in this popular neighbourhood, this delightful detached family home boasts not only a 1301 sq.ft. of living space but also offers a fantastic layout which includes two bay windowed reception rooms, a lovely conservatory, fitted kitchen with utility room off, four good sized bedrooms three of which have fitted storage, and two bathrooms. The property also benefits from low maintenance gardens and a detached single garage.

Well placed for the local schools and amenities in Newbold, the property is also readily accessible for routes into the Town Centre and towards Dronfield and Sheffield.

Overall, this house on St. Martins Close presents a wonderful opportunity to create a home filled with warmth, comfort, and convenience. Don't miss out on the chance to make this property your own.

- Detached Family Home on Corner Plot
- Two Good Sized Reception Rooms both with Bay Windows
- Brick/uPVC Double Glazed Conservatory
- Fitted Kitchen with Integrated Cooking Appliances
- Utility Room & Cloaks/WC
- Four Bedrooms - Three having Fitted Storage
- En Suite Shower Room & Family Bathroom
- Detached Single Garage & Low Maintenance Side Gardens
- NO UPWARD CHAIN
- EPC Rating: D

### General

Gas central heating (Ideal Classic Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 120.8 sq.m./1301 sq.ft.  
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 ..

#### 'L' Shaped Entrance Hall

Fitted with laminate flooring and having a built-in cupboard. A staircase rises to the First Floor accommodation.

#### Cloaks/WC

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

#### Living Room

20'6 x 12'4 (6.25m x 3.76m)  
A spacious dual aspect reception room having a bay window overlooking the front of the property and uPVC double glazed French doors opening into the conservatory.  
This room also has a feature marble fireplace with an inset living flame coal effect gas fire.

#### Brick/uPVC Double Glazed Conservatory

9'9 x 8'6 (2.97m x 2.59m)  
A lovely conservatory having a tiled floor and a sliding patio door opening onto the side patio.

#### Dining Room

11'3 x 10'9 (3.43m x 3.28m)  
A dual aspect room fitted with laminate flooring and having a bay window overlooking the side garden.

#### Kitchen

13'11 x 7'3 (4.24m x 2.21m)  
Being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.  
Inset two bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.  
Tiled floor and downlighting.  
A door gives access into a ...

#### Utility Room

7'3 x 5'4 (2.21m x 1.63m)  
Being part tiled and fitted with beech effect wall and base units with complementary work surface over.  
Inset single drainer stainless steel sink.  
Integrated fridge/freezer.

Space and plumbing is provided for a washing machine.  
Tiled floor.  
A uPVC double glazed door gives access onto the rear of the property.

### On the First Floor

#### Spacious Landing

With loft access hatch having a pull down ladder.

#### Master Bedroom

11'5 x 11'3 (3.48m x 3.43m)  
A good sized double bedroom with window to the side elevation.  
This room has a range of fitted bedroom furniture to include wardrobes, overbed storage units and bedside cabinets with display shelving above.  
A door gives access into the ...

#### En Suite Shower Room

Fitted with a white 4-piece suite comprising of a fully tiled corner shower cubicle with mixer shower, pedestal wash hand basin with tiled splashback, bidet and a low flush WC.  
Vinyl flooring.

#### Bedroom Two

11'5 x 9'1 (3.48m x 2.77m)  
A side facing double bedroom having fitted wardrobes with sliding doors.

#### Bedroom Three

12'7 x 7'1 (3.84m x 2.16m)  
A dual aspect double bedroom.

#### Bedroom Four

9'1 x 7'1 (2.77m x 2.16m)  
A side facing single bedroom having fitted furniture to include wardrobe and overbed storage unit.

#### Family Bathroom

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with bath/shower mixer tap, semi recessed wash hand basin with vanity unit below, and a low flush WC.  
Built-in airing cupboard housing a hot water cylinder.

### Outside

The property sits on a corner plot, having a rose bed and paved path to the front leading up to the front entrance door.

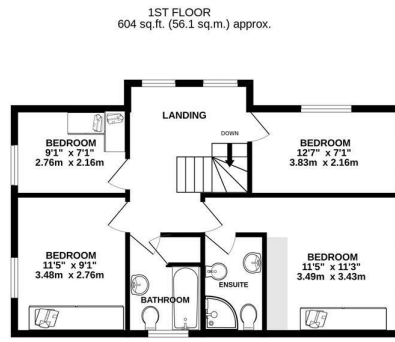
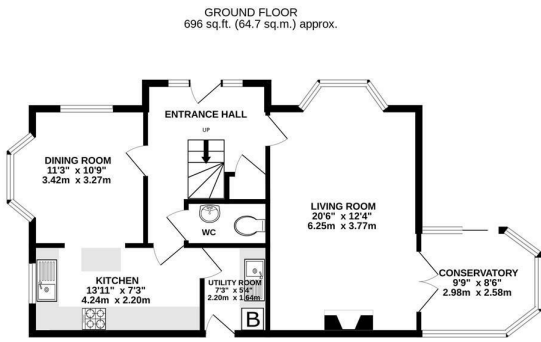
To the right hand side of the property there is an artificial lawn with mature borders of plants and shrubs enclosed by a dry stone wall.

To the left hand side of the property a gate gives access to a second enclosed side garden which comprises of a paved patio and an artificial lawn with mature planted borders. A further gate give access to the driveway and the Detached Brick Built Garage which has an 'up and over' door and rear personnel door.









TOTAL FLOOR AREA: 1301 sq.ft. (120.8 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
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 have been unable to verify that the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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