

Marketing Preview



27 New Road, Barlborough, Chesterfield, S43 4HY

£250,000

Bedrooms 4, Bathrooms 1, Reception Rooms 2



CHAIN FREE!! A unique opportunity to purchase this extended, four bedroom semi-detached property which is well maintained throughout. Offering stylish kitchen and shower room, downstairs WC and two accessible entrances. Also having off road parking, a large garage and a private garden. Close to village amenities and good road links to the M1 Motorway. Perfect family home!

SUMMARY

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HALLWAY

Enter into the spacious and welcoming hallway with painted walls, carpeted flooring and stair rise to the first floor. Ceiling light, radiator and storage cupboards. Door to the lounge.

LOUNGE 12'8" x 10'3"

Having white walls, carpeted flooring and a fireplace. Ceiling light, two radiators and window to the front. Archway to the kitchen/diner.

KITCHEN/DINER 19'4" x 9'10"

A spacious and stylish kitchen/diner with ample shaker style wall and base units, contrasting worktops and tiled splash backs. One and a half sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and space for a full height fridge/freezer. Two ceiling lights, two radiators and two windows to the rear. Vinyl flooring and door to the rear hallway.

REAR HALLWAY

Having vinyl flooring, ceiling light and window. UPVC door to the rear patio and door to the downstairs WC.

DOWNSTAIRS WC 3'1" x 5'5"

Comprising of a close coupled WC, ceiling light and vinyl flooring.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, access to the loft and doors to the four bedrooms and bathroom.

BEDROOM ONE 12'7" x 11'7"

A bright and large double bedroom with white walls. Ceiling light, radiator and two windows to the front.

BEDROOM TWO 12'2" x 10'5"

A second double bedroom with white walls. Ceiling light, radiator and window to the rear.

BEDROOM THREE 9'11" x 13'2"

A third good sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and two windows to the front and side.

BEDROOM FOUR 8'1" x 11'10"

A fourth single bedroom with neutral decor. Ceiling light, radiator and side window.

SHOWER ROOM 8'6" x 5'4"

A modern shower room having a walk in shower cubicle with an overhead electric shower, vanity wash basin and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled/part acrylic sheeting to the walls and tiled flooring.

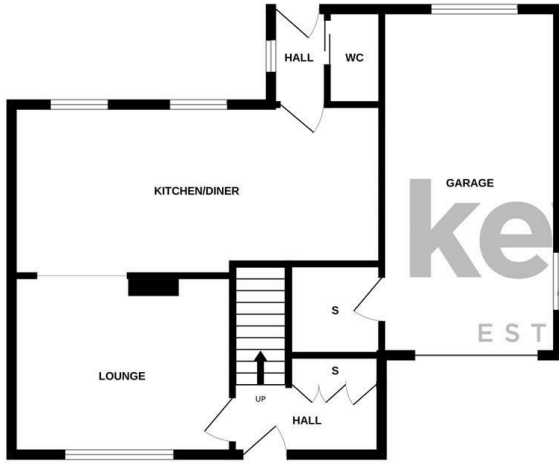
OUTSIDE

Tucked into a corner plot with a patio to the front, garden path and gate to the rear. To the rear of the property is an enclosed patio area, gate to a shared driveway and private driveway with access to the large garage having power, lighting, boiler and large under stairs storage cupboard. To the side of the property is a patio area, two tiered lawn areas, plants and shrubbery.

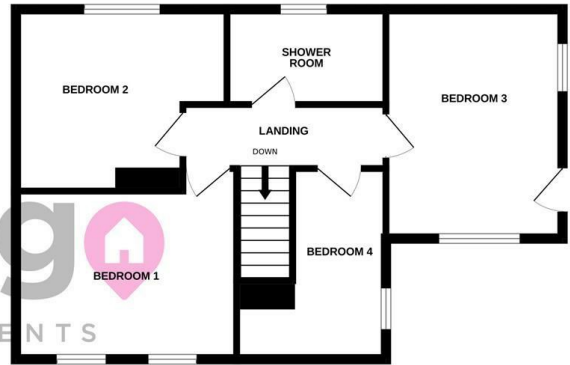
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.3 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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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

