



9 Wimbourne Crescent, Newbold, Chesterfield, S41 8PT
£220,000



OFFERED TO THE MARKET WITH NO CHAIN

Nestled in the charming area of Wimbourne Crescent, Chesterfield, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. Recently renovated to a high standard, the property boasts an inviting atmosphere that is sure to appeal to families and professionals alike.

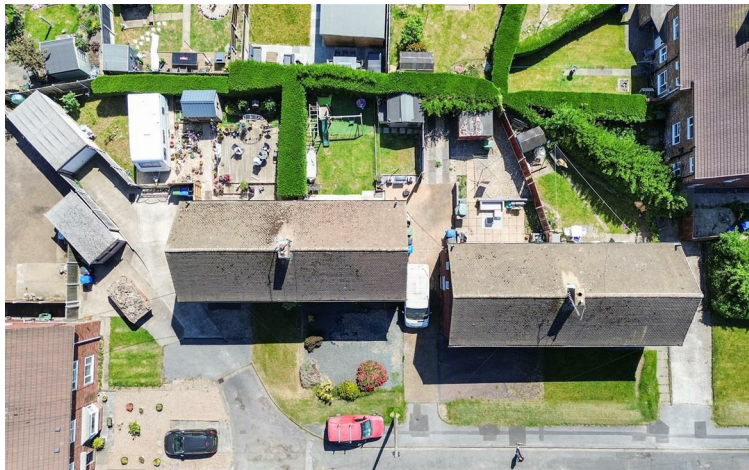
Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The open plan kitchen diner is a standout feature, designed to create a warm and welcoming environment for family meals and gatherings. This area is not only functional but also stylish, making it the heart of the home.

The property comprises three well-proportioned bedrooms, providing plenty of room for rest and privacy. The bathroom is thoughtfully designed, ensuring convenience for all residents.

One of the highlights of this home is the generous enclosed rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-street parking for multiple vehicles adds to the convenience of this property, making it an ideal choice for those with cars.

In summary, this semi-detached house on Wimbourne Crescent is a delightful opportunity for anyone seeking a modern, spacious, and beautifully finished home in Chesterfield. With its excellent location and impressive features, it is not to be missed.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hall

Welcoming space providing access to the living room and kitchen diner and first floor via stairs.

Living Room

11'0" x 13'6" (3.37 x 4.12)

A beautiful living room located to the front of the property. It has a large double glazed window with radiator below and carpeted floor coverings. Sliding doors provide access to the Kitchen Diner and further sliding door gives access to the entrance hall.

Kitchen Diner

23'7" x 13'5" (7.21 x 4.11)

The flooring is tile effect and there is a large double glazed window and double glazed French Doors providing access to the Rear Garden. There are ample wall and base units including a large ceramic 1.5 sink with mixer tap, space for a range-style cooker with extractor fan over, plumbing for washing machine and integrated dishwasher. There is a useful cupboard positioned under the stairs with power point.

FIRST FLOOR

Landing

The landing is carpeted and provides access to all three bedrooms and the Bathroom.

Bedroom One

9'10" x 13'6" (3.02 x 4.12)

A spacious double bedroom located to the front of the property with carpeted flooring and two large double glazed windows with a radiator below.

Bedroom Two

8'5" x 13'6" (2.58 x 4.12)

A further spacious double bedroom located to the rear of the property. It has carpeted flooring and a large double glazed window with radiator below.

Bathroom

5'6" x 9'9" (1.69 x 2.99)

A large bathroom located to the rear of the property. It has two double glazed windows, heated towel rail and wood effect laminate flooring. There is a three piece bathroom suite in White which includes a low flush WC, pedestal wash basin and large bath tub with shower screen and shower over.

Bedroom Three

9'10" x 6'9" (3.02 x 2.06)

A generously sized single bedroom located to the front of the property. It has a double glazed window with radiator below and double glazed window.

EXTERNAL

Front

The front of the property is beautifully presented. It has a paved driveway (shared with the neighbouring property) which can accommodate multiple vehicles alongside a stoned area which can also be used for parking. Access is given to the property and down the side of the property to a gate leading through to the Rear Garden.

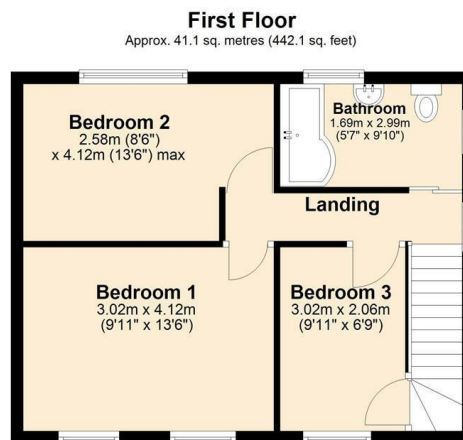
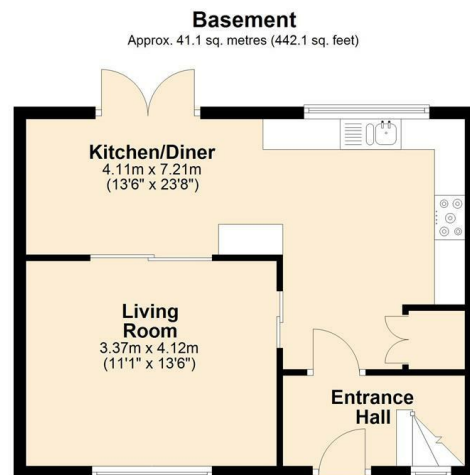
Rear Garden

A large enclosed rear garden with a hedge boundary ideal for privacy and it is mostly laid to lawn with a small patio area. The Garden is approx. South Facing so benefits from the sun throughout the day.

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Total area: approx. 82.1 sq. metres (884.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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



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