



**w****ards**  
estate agents

**24 Selhurst Road**  
Newbold, Chesterfield, S41 7HR

**£190,000**

## 24 Selhurst Road

Newbold, Chesterfield, S41 7HR

Offered to the market with No Chain & Immediate Possession!!

Deceptively spacious and well presented THREE BEDROOM SEMI DETACHED FAMILY HOUSE, situated in this extremely popular residential location. Close to local shops & amenities, schools, bus routes and easy access to the town centre, Chesterfield College and Train Station.

Internally the property benefits from gas central heating with a combi boiler, uPVC double glazed windows/fascias/soffits and comprises of front entrance porch to entrance hall, front reception room, rear dining kitchen, conservatory and side utility/WC. To the first floor main double bedroom, second rear double bedroom and third single bedroom/office/home working room and family shower room with 3 piece suite.

Front wrought iron gates to the front block paved driveway which provides ample car standing with hedge and fenced boundaries.

Side footpath leads to the rear enclosed gardens. Blocked paved patio with decorative railings, level lawn area and large pond infilled. Large workshop with light and power. Fruit tress including apple and plum. Bottom garden shed.





### Additional Information

Gas Central Heating-Worcester Bosch Combi 92022) with warranty  
uPVC double glazed windows/fascias/soffits  
Cavity Wall Insulation  
Security Cameras  
Gross Internal Floor Area - 95.3 Sq.m. / 1026.2 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area- Whittington Green School

### Front Porch

5'8 x 3'7 (1.73m x 1.09m)

uPVC entrance door.

### Entrance Hall

11'0 x 5'8 (3.35m x 1.73m)

uPVC door into the hallway. Laminate flooring.

### Reception Room

11'9 x 11'4 (3.58m x 3.45m)

Front aspect bay window. Feature fireplace with wooden surround, marble back & hearth with electric fire.

### Kitchen / Dining Room

17'8 x 9'0 (5.38m x 2.74m)

Comprising of a range of Medium Oak base and wall units with inset stainless steel sink unit. Space for cooker, dishwasher and fridge/freezer. Worcester Bosch Combi Boiler (2022) Useful under stairs store with consumer unit. Wooden double doors into the Conservatory.

### Garden Room/Conservatory

12'6 x 7'4 (3.81m x 2.24m)

uPVC French doors to the gardens.

### Utility Room/WC

5'4 x 4'3 (1.63m x 1.30m)

Space and plumbing for washing machine. Low level WC and wash hand basin.

### First Floor Landing

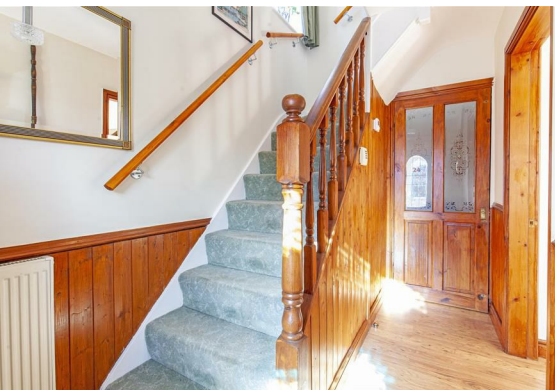
6'10 x 6'8 (2.08m x 2.03m)

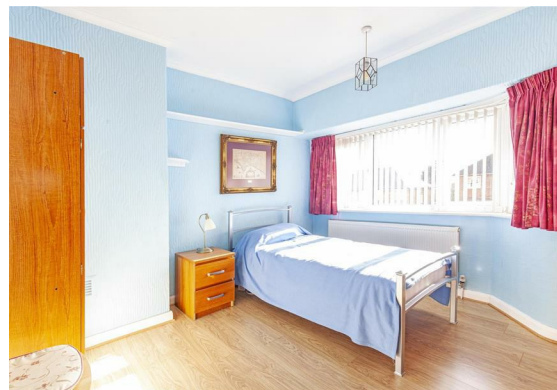
Access via a retractable ladder to the insulated loft space which has some boarding. There is a Velux window.

### Front Double Bedroom 1

11'9 x 11'4 (3.58m x 3.45m)

Front aspect bay window.





### Rear Double Bedroom 2

10'7 x 9'0 (3.23m x 2.74m)

Rear aspect rear window with views over the rear gardens.

### Front Single Bedroom 3

7'0 x 6'10 (2.13m x 2.08m)

A good sized third bedroom which is very versatile and could be used for office or home working.

### Shower Room(2022)

7'11 x 6'3 (2.41m x 1.91m)

Comprising of a 3 piece bathroom suite which includes a double walk in shower area having mains Rain shower plus additional spray. Wash hand basin in vanity unit and low level WC. Heated towel rail.

### Outside

Front wrought iron gates to the front block paved driveway which provides ample car standing with hedge and fenced boundaries.

Side footpath leads to the rear enclosed gardens. Blocked paved pathway with lawn area and large pond infilled. Good sized block paved patio with decorative railings. Large workshop with light and power. Fruit tress including apple and plum. Bottom garden area with additional shed.

### Workshop

16'8 x 10'0 (5.08m x 3.05m)

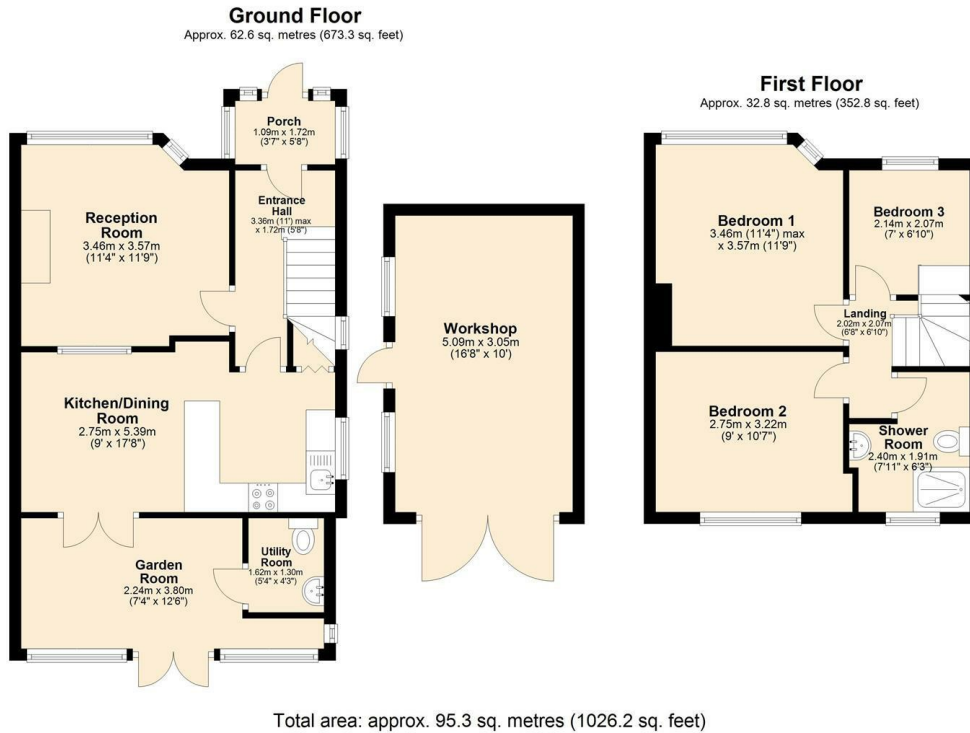
with light and power.

### School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

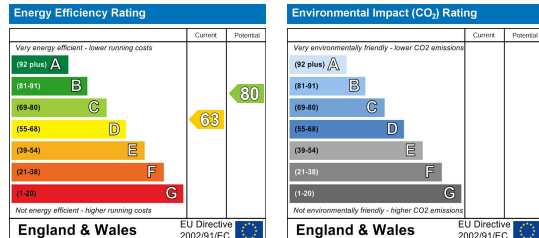
## Floor Plan



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

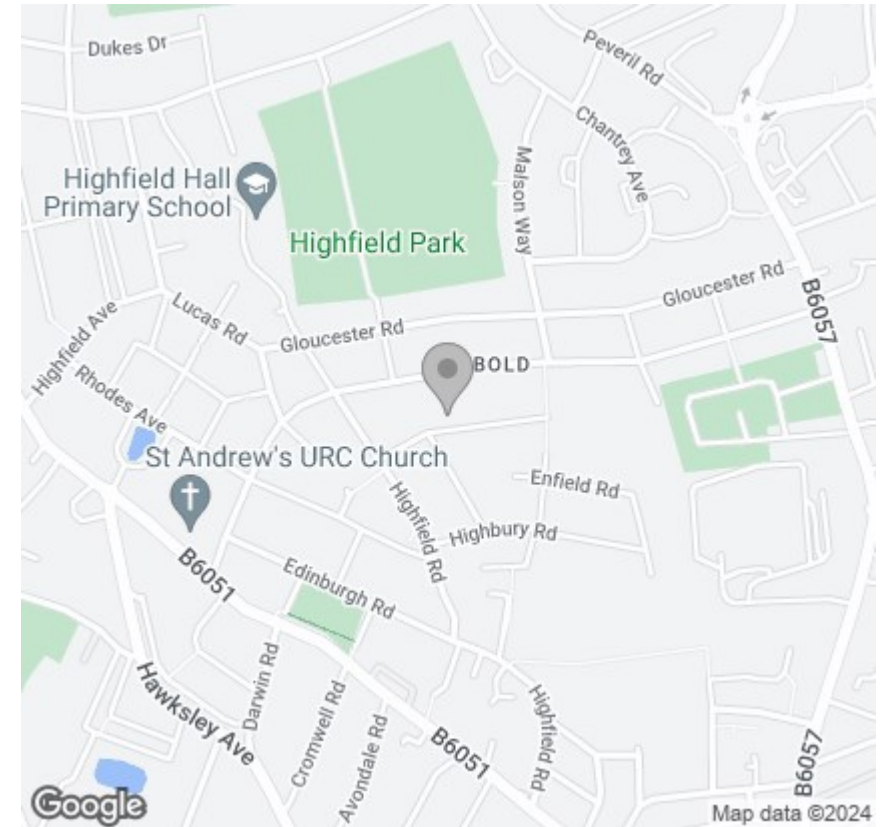
## Energy Efficiency Graph



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## Area Map



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, 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.

