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estate agents

81 Newbold Back Lane

Newbold, Chesterfield, S40 4HH

Guide price £260,000

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Price Guided £260,000-£270,000

Internal viewing is imperative to fully appreciate this exceptionally well maintained and presented THREE BEDROOM SEMI DETACHED FAMILY HOUSE, situated in this sought after suburb of Newbold enjoying close access to both Holme Brook Valley Park/Linacre Reservoir, local schools, bus routes, local shops and local amenities. Easy access to the Town Centre, Train Station & excellent commuter network roads including A61/617 & M1 Motorway Junction 29

Internally the pleasantly decorated accommodation benefits from gas central heating with a Combi Boiler (2022), uPVC double glazing and comprises of entrance hall, front family reception room, impressive re-fitted integrated dining kitchen with contemporary Sage Green units and uPVC French doors leading onto the fabulous rear gardens.

To the first floor there is the principal double bedroom with quality range of fitted wardrobes/display shelving, second generous double bedroom with views over the rear gardens and range of quality fitted wardrobes & wall shelving, third single bedroom & luxury family bathroom with White 3 piece suite. Scope for attic conversion or rear extension (subject to consents)

Impressive block paved front driveway which provides ample car standing spaces. Low stone boundary wall and quality side fenced boundaries. Side paved pathway leads to the detached garage at the rear and the generous gardens.

Patio and sun terrace area leads to the substantial lawn area with side mature hedged boundaries. Established sleeper raised beds stocked with an abundance of mature plants and shrubs, sleep steps lead down to a further generous lawn with fully stocked borders and play area. Perfect for family and social outside entertaining! Low level ranch style fence gives access to the impressive well tended vegetable garden plot with a good supply of vegetable planting and greenhouse





Additional Information

Gas Central Heating- Worcester Bosch Green Star Combi 2022
uPVC Double Glazed windows
External Ohme Home Pro EV Charger
Gross Internal Floor Area - 89.9 Sq.m/ 968.0 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area - Outwood Academy Newbold

Entrance Hall

11'11" x 5'7" (3.63m x 1.70m)

Composite entrance door. Useful under stairs storage cupboard and additional cupboard.

Superb Dining Kitchen

16'3" x 15'0" (4.95m x 4.57m)

Refitted in 2021 and comprises of a full range of Sage Green Shaker base and wall units with complimentary work surfaces inset ceramic sink unit and tiled splash backs. Integrated washer, dishwasher, double electric oven, 5 ring gas hob and chimney extractor above. Part glazed internal door to the hall. Downlighting. Feature radiator. uPVC french doors to the rear garden. Laminate flooring.

Reception Room

11'11" x 10'4" (3.63m x 3.15m)

A nicely presented family living room with front aspect bay window. Inset hearth with Oak lintel above and electric stove. Open shelving and storage cupboards to either side of the hearth.

First Floor Landing

9'10" x 5'7" (3.00m x 1.70m)

Access to the first floor bedroom accommodation and bathroom. Side aspect window.

Front Double Bedroom One

11'11" x 10'4" (3.63m x 3.15m)

A good sized main double bedroom with front aspect bay window. Lovely range of 3 double fitted bedroom wardrobes and open display shelving.

Rear Double Bedroom Two

11'5" x 10'4" (3.48m x 3.15m)

A second generous double bedroom with superb views over the rear gardens and beyond. Quality range of three double fitted wardrobes and open display shelving.

Front Single Bedroom Three

6'9" x 5'7" (2.06m x 1.70m)

Front aspect window and access to the insulated attic. There is potential for loft conversion(subject to consents)





Luxury Family Bathroom 10'0" x 5'7" (3.05m x 1.70m)

Fabulous mostly tiled family bathroom with quality fitted 3 piece White suite which comprises of a shower bath with mains shower and shower screen, wash hand basin and low level WC. Chrome heated towel rail. Tiled flooring.

Detached Garage 17'6" x 8'8" (5.33m x 2.64m)

Having light and power and useful external store at the rear.

Outside

Impressive block paved front driveway which provides ample car standing spaces. Low stone boundary wall and quality side fenced boundaries. Side paved pathway leads to the detached garage at the rear and the generous gardens. External Ohme Home Pro EV Charger

Patio and sun terrace area leads to the substantial lawn area with side mature hedged boundaries. Established sleeper raised beds stocked with an abundance of mature plants and shrubs, sleep steps lead down to a further generous lawn with fully stocked borders and play area. Perfect for family and social outside entertaining!

Low level ranch style fence gives access to the impressive well tended vegetable garden plot with a good supply of vegetable planting and greenhouse.



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

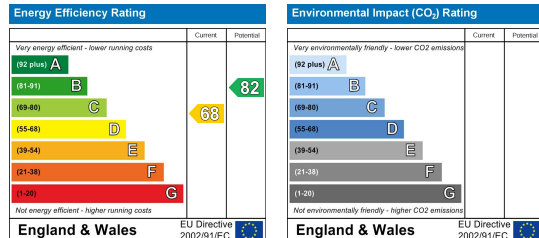


Total area: approx. 89.9 sq. metres (968.0 sq. feet)

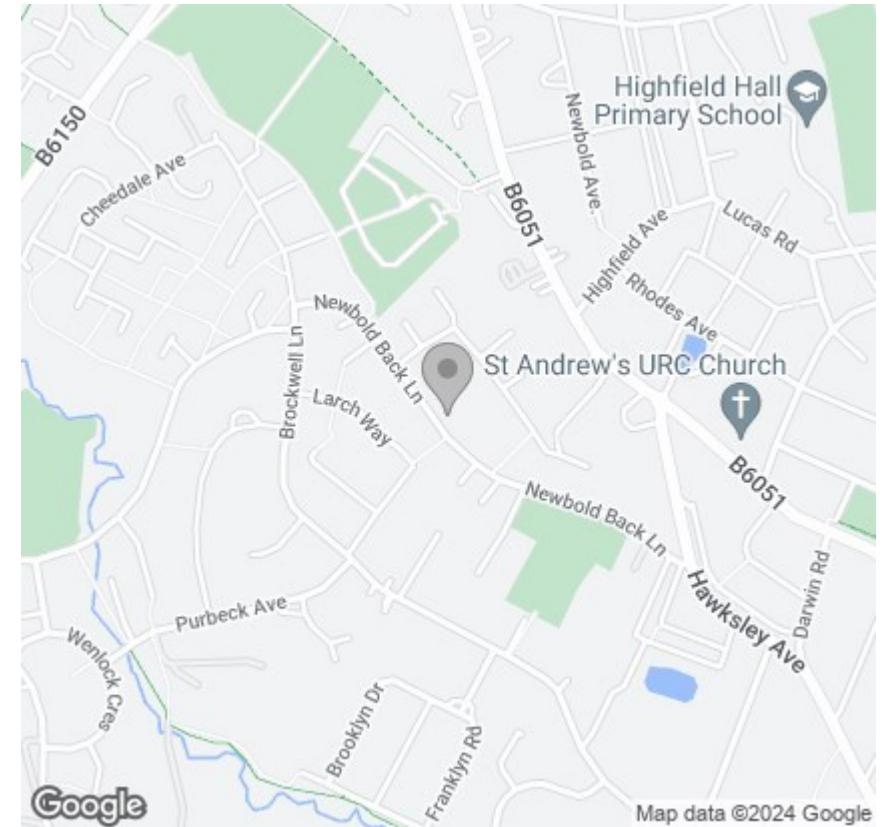
Viewing

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



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.

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