



**wards**  
estate agents

**76 Thirlmere Road**  
Newbold, Chesterfield, S41 8EL

**£210,000**

## 76 Thirlmere Road

Newbold, Chesterfield, S41 8EL

We are delighted to present to the market this IMPRESSIVE TWO DOUBLE BEDROOM SEMI DETACHED FAMILY HOUSE, enjoying a fabulous corner plot position that provides ample car/caravan standing spaces for several vehicles and offers scope for extension (subject to consents)!

Located in this ever popular residential location, conveniently placed for local amenities, shops, bus routes and reputable schooling. Easy access to Holme Brook Valley Park and Linacre Reservoirs which are perfect for social and family enjoyment, walks and cycling trails.

Immaculately presented and stylishly decorated interior benefits from gas central heating with a Combi Boiler, uPVC leaded double glazed windows and includes entrance hall, lovely family reception room with feature fireplace, Superb Bone colour Shaker style breakfasting kitchen with breakfast bar. To the first floor principal double bedroom, second versatile double bedroom which could also be used for office or home working and partly tiled family bathroom with White 3 piece suite.

Enjoying an absolutely fabulous corner garden plot with substantially fenced perimeter fencing and good sized enclosed gardens. There is a large area of lawn and plenty of scope for further vehicle parking if required. Impressive cobble block driveway which provides car parking for up to 3 vehicles or caravan standing.

Impressive rear stone patio which is perfect for family and social entertaining! Substantial fenced boundaries and area of lawn.





### Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler serviced in June 2023  
uPVC Double Glazed Leaded windows.  
Gross Internal Floor Area- 68.0 Sq.m/ 732.3 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area -Outwood Academy Newbold  
St Mary's RC High School is within close proximity.

### Entrance Hall

7'6" x 3'11" (2.29m x 1.19m)  
uPVC entrance door into the hallway. Stairs climb to the first floor.

### Reception Room

14'2" x 12'3" (4.32m x 3.73m)  
A beautifully presented and decorated family living room with front aspect window. Feature fireplace with gas-fire.

### Kitchen/ Breakfast Room

17'4" x 8'6" (5.28m x 2.59m)  
Impressive range of Bone colour Shaker style base and wall units with complimentary work surfaces over, inset composite sink and tiled splash backs. Integrated double oven, 5 ring gas hob and chimney extractor fan. Space for washing machine and dryer. Integrated slimline dishwasher and fridge freezer. Breakfast Bar seating. Useful Pantry which provides good additional storage and is where the Worcester Bosch Combi Boler is located. Front aspect window and uPVC stable door leads onto the rear gardens.

### First Floor Landing

5'11" x 4'4" (1.80m x 1.32m)  
Front aspect window.

### Principal Double Bedroom

14'2" x 10'8" (4.32m x 3.25m)  
A spacious main double bedroom with front aspect window. Walk in wardrobe/storage cupboard.

### Rear Double Bedroom Two

10'1" x 9'4" (3.07m x 2.84m)  
A second double bedroom with rear aspect window. Could be used for office or home working space.





## Part Tiled Family Bathroom

7'8" x 5'5" (2.34m x 1.65m)

Comprising of a White 3 piece suite which includes bath with mains shower above, pedestal wash hand basin and low level WC. Acces to the insulated loft space.

## Outside

Enjoying an absolutely fabulous corner garden plot with substantially fenced perimeter fencing and good sized enclosed gardens. There is a large area of lawn and plenty of scope for further vehicle parking if required. Impressive cobble block driveway which provides car parking for up to 3 vehicles or caravan standing.

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## School catchment areas

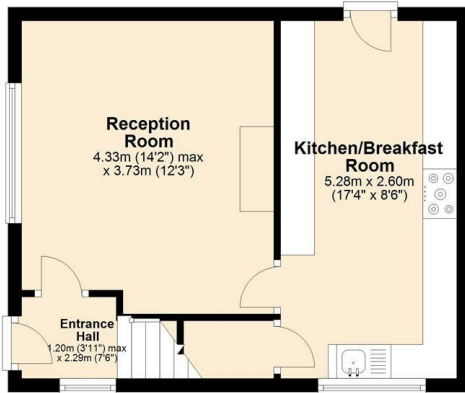
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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

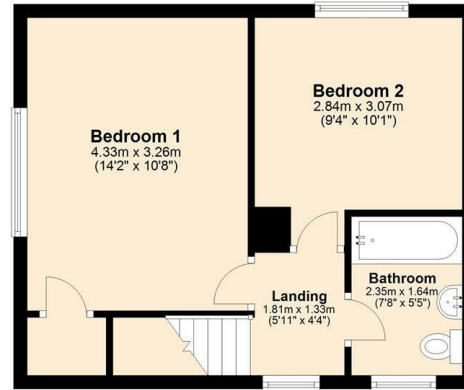
### Ground Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



### First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)

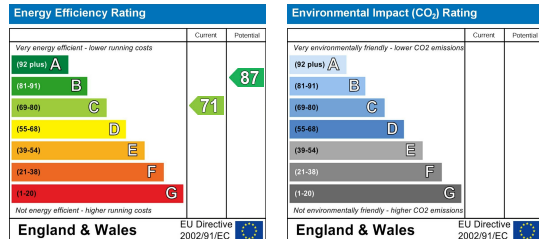


Total area: approx. 68.0 sq. metres (732.3 sq. feet)

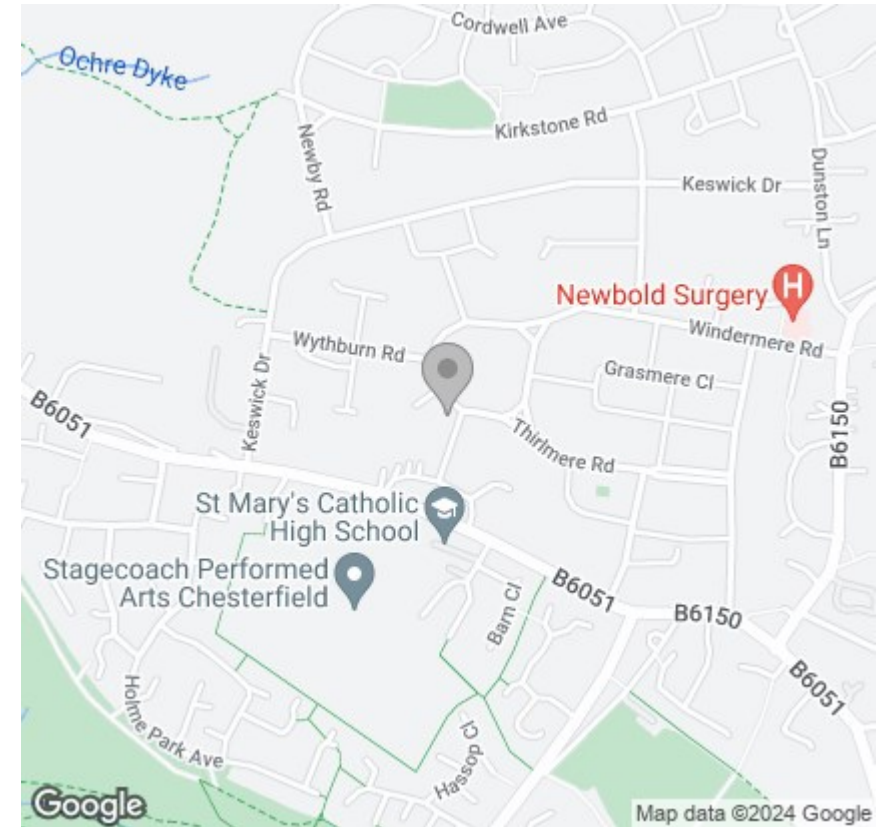
## Viewing

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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