



w**ards**
estate agents

126 Newbold Road
Newbold, Chesterfield, S41 7BG

£325,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Deceptively spacious, totally refurbished THREE BEDROOM/TWO BATHROOM EXTENDED DETACHED BUNGALOW!! Situated upon an elevated plot in this ever popular location on Newbold Road with close proximity to Chesterfield Town Centre! Easy access for commuters to motorway networks & Chesterfield train station Well placed for Linacre Reservoir & Holmebrook Valley Park, the stunning Peak District & Chatsworth House. Local amenities include shops, schools & bus service into Chesterfield.

Internally the accommodation benefits from gas central heating with a Combi Boiler and uPVC double glazing and includes spacious entrance hall, front principal double bedroom, second double bedroom or dining room, third bedroom with 2 piece en suite shower room, large family bathroom with White 3 piece suite. Superb extended open plan living/dining/kitchen with range of high gloss units and French doors onto the rear gardens.

Front driveway provides ample car parking and leads to the attached garage. Stone boundary walling and mature garden with lawn area and set borders. Good sized privately enclosed rear gardens with screen hedging, mature trees and a nice area of lawn. Greenhouse and garden shed.





Additional Information

Cas and Electrical Certificates Available
Gas Central Heating-Combi Boiler
uPVC Double Glazed Windows
Gross Internal Floor Area- 102.1 Sq.m/ 1098.9 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area -Outwood Academy Newbold

Entrance Hall

20'9 x 3'10 (6.32m x 1.17m)

Composite front entrance door into the spacious entrance hall. Laminate flooring and neutral decoration. Access to the insulated loft space.

Open Plan Living/Dining/Kitchen

29'6 x 11'5 (8.99m x 3.48m)

Impressive open plan living/dining /kitchen space with French doors onto the rear garden. Comprehensive range of high gloss wall and base units with complimentary work surfaces over, inset stainless steel sink with tiled 'brick style' splash backs. Integrated electric oven, five ring glass hob with extractor fan above. Integrated fridge/freezer, dishwasher and washing machine. Downlighting and laminate flooring.

Principal Double Bedroom One

14'0 x 11'2 (4.27m x 3.40m)

Spacious bright main bedroom with front aspect window. Carpet flooring.

Double Bedroom Two/Dining Room

12'0 x 11'0 (3.66m x 3.35m)

Second double versatile bedroom which could be used as a dining room if preferred. Front aspect window. Carpet flooring.

Double Bedroom Three

11'5 x 9'3 (3.48m x 2.82m)

A good sized third bedroom- again neutrally decorated and with carpet flooring. Access to en suite

En-Suite

6'0 x 2'3 (1.83m x 0.69m)

Comprising of a two piece suite which includes low level WC and built in shower cubicle with electric shower. Downlighting.





Spacious Family Bathroom

11'0 x 9'3 (3.35m x 2.82m)

Superb family bathroom which comprises of a 3 piece White suite that includes bath with mains shower above and glass screen, large vanity wash hand basin and WC

Outside

Front driveway provides ample car parking and leads to the attached garage. Stone boundary walling and mature garden with lawn area and set borders.

Good sized privately enclosed rear gardens with screen hedging, mature trees and a nice area of lawn. Greenhouse and garden shed.

Attached Garage

14'9 x 8'6 (4.50m x 2.59m)

Having power and lighting.

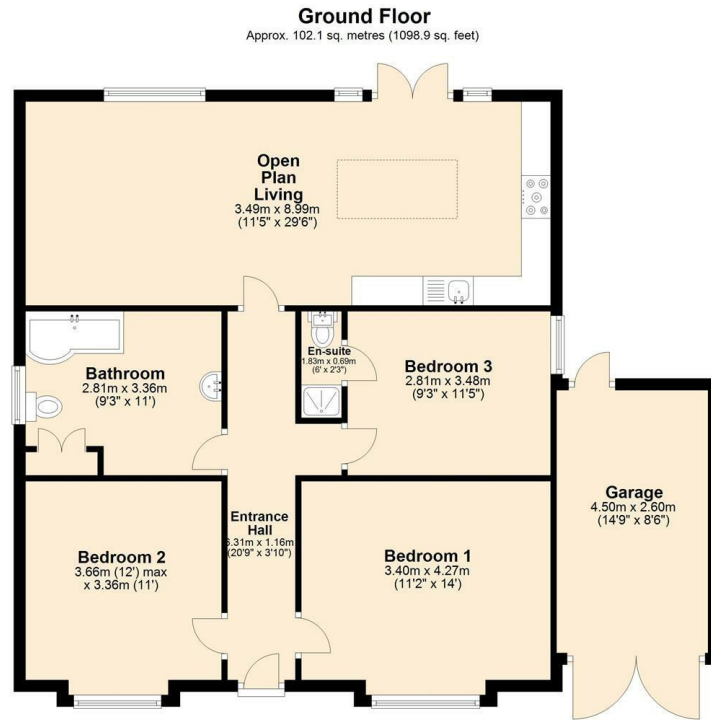


School catchment areas

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

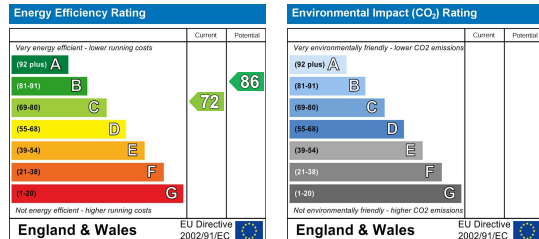


Total area: approx. 102.1 sq. metres (1098.9 sq. feet)

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.

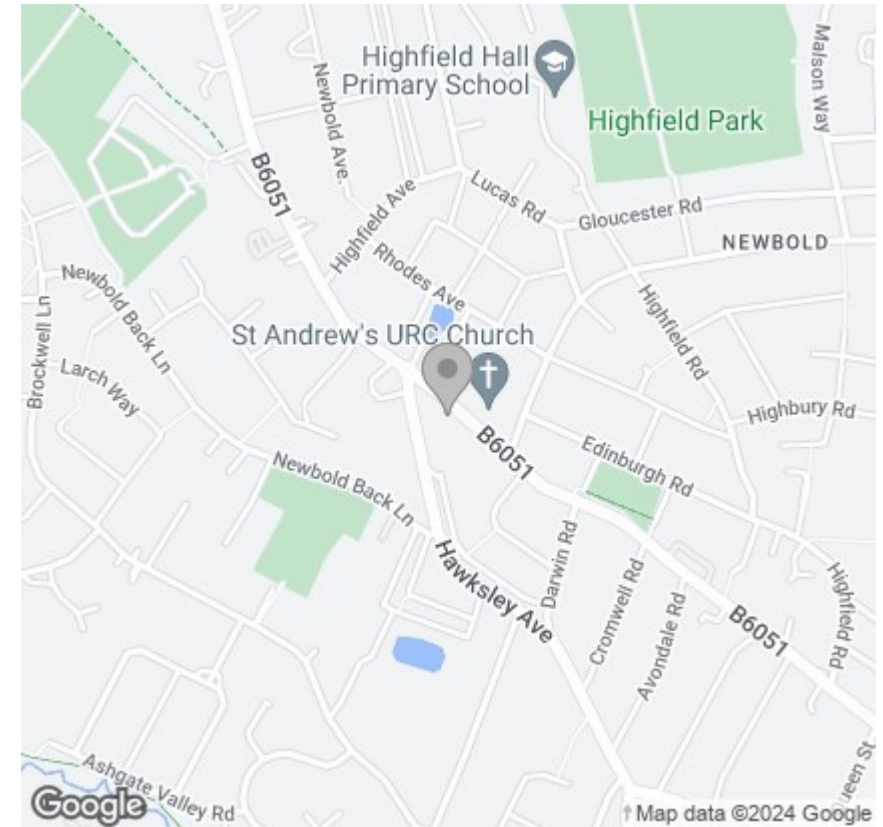
Energy Efficiency Graph



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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.

