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estate agents

48 Greenside Avenue

Newbold, Chesterfield, S41 8SD

Guide price £325,000

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Price Guided £325,000-£335,000

Internal inspection is absolutely imperative to fully appreciate this impressive extended, totally refurbished FOUR BEDROOM/TWO BATHROOM SEMI DETACHED FAMILY which offers over 1250 sq ft of family living space!! Situated in this ever popular residential area being within close proximity to schools, bus routes, local amenities and easy access to good commuter links via the A61/617 to Dronfield, Sheffield and Chesterfield Town Centre/ Train Station.

Internally the immaculately presented accommodation benefits from gas central heating with Combi boiler, uPVC double glazing/facias/soffits/end ridges, security system/CCTV, updated wiring and comprises of spacious entrance hall, front reception room with Log burner, dining room with french doors onto the raised patio, fabulous integrated breakfasting kitchen and cloakroom/WC. To the first floor there is a superb extended principal bedroom feature Mezzanine floor and exquisite en suite bathroom, two further double bedrooms and spacious versatile third bedroom which could be used for home working, luxury fully tiled family bathroom.

To the front of the property is a low level picket fence and a superb area of block paved car standing for several vehicles and leads to the attached garage. Side access leads to the rear gardens.

Truly fabulous fully landscaped rear garden which creates a perfect setting for Alfresco dining and social/family outside entertaining!! Large raised Limestone patio area with artificial area of lawn. Outside workshop with uPVC door and window, lighting, power & alarm. Impressive external 'BAR' with lighting and seating facility. Further summer house and sun terrace area. Substantially fenced boundaries. Outside water tap and electrical sockets.

Additional Information

Full Planning Permission and Building Regs Approval available 2019

Gas Central Heating-Combi Boiler in 2011 with certification & currently serviced.

Log Burner Hetas Certificate available

Extension Rewired & new Consumer Unit 2019

Oak internal doors

Security Alarm System+ CCTV (Internal & Externally)

Cavity Wall Insulation

uPVC double glazed windows/facias/soffits and end ridges

Gross Internal Floor Area- 116.5 Sq.m/ 1253.9 Sq.Ft

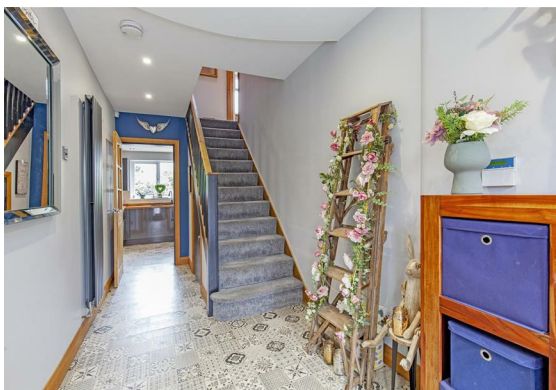
Council Tax Band - B

Secondary School Catchment Area-Whittington Green School

Spacious Entrance Hall

16'6" x 6'3" (5.05m x 1.91m)

Front composite entrance door with side glazed panels. Continental style tiled flooring and feature radiator. Staircase to the first floor accommodation. Useful under stairs storage cupboard.





Reception Room

11'8" x 11'4" (3.56m x 3.45m)

Superb through living/dining family living space with front aspect window. Feature Brick inset fireplace with Oak Lintel and Log Buner. Side cupboards and open shelving.

Dining Room

9'10" x 9'0" (3.00m x 2.74m)

French doors to the rear leading onto the landscaped patio and gardens. Door to the kitchen.

Impressive Kitchen/ Breakfast Area

9'6" x 8'7" (2.90m x 2.62m)

Comprising of a quality range of High Gloss base and wall units with complimentary Oak work surfaces having upstands and inset sink with tiled splash backs. Larder unit and corner carousels. Integrated Neff double electric oven and induction 5 ring hob with chimney extractor above. Integrated dishwasher and fridge. Breakfast Bar area. Downlighting. Glazed door to the rear.

Breakfast Area

8'7" x 7'6" (2.62m x 2.29m)

High Gloss base units with complementary work surfaces. Glazed door to the garden. Pantry with electric and ga meters.

Cloakroom/WC

4'3" x 2'8" (1.30m x 0.81m)

Comprising of a low level WC and wash hand basin.

First Floor Landing

6'10" x 6'9" (2.08m x 2.06m)

Access to the insulated loft space via a retractable ladder, there is boarding and a light. Lighting pod to the landing.

Principal Double Bedroom

12'7" x 8'0" (3.84m x 2.44m)

Superb extended main double bedroom with feature raised ceiling and rear aspect window overlooking the gardens. Velux window and staircase with store cupboard to the Fabulous Mezzanine relaxation floor.

Mezzanine Level

8'0" x 7'4" (2.44m x 2.24m)

Feature Mezzanine floor, perfect of relaxation with subtle lighting and TV point!

Luxury En-Suite Shower Room

7'4" x 5'10" (2.24m x 1.78m)

Being partly tiled and comprising of a quality 3 piece suite which includes free standing bath with fountain taps and additional shower spray. Low level WC and wash hand basin set in attractive vanity

Front Double Bedroom Two

11'8" x 11'4" (3.56m x 3.45m)

A second good sized double bedroom with range of mirror fronted wardrobes.

Rear Double Bedroom Three

10'9" x 10'4" (3.28m x 3.15m)

A third double bedroom with rear aspect window overlooking the landscaped gardens. Cupboard with Combi boiler (serviced)

Front Single Bedroom Four

11'4" x 6'5" (3.45m x 1.96m)

A fourth good sized versatile bedroom which could be used for home working or office. Fitted range of cupboards and fitted bed included if required.

Stunning Family Bathroom

6'9" x 6'9" (2.06m x 2.06m)

Bring fully tiled and comprising of a White 3 piece suite which includes shower bath with rain shower above and shower screen, wash hand basin and low level WC set in vanity housing. Chrome heated towel rail. Laminate flooring.





Outside

To the front of the property is a low level picket fence and a superb area of block paved car standing for several vehicles and leads to the attached garage.- currently used as Utility. Side access leads to the rear gardens.

Truly fabulous fully landscaped rear garden which creates a perfect setting for Alfresco dining and social/family outside entertaining!! Large raised Limestone patio area with artificial area of lawn. Outside workshop with uPVC door and window, lighting, power & alarm. Impressive external 'BAR' with lighting and seating facility. Further summer house and sun terrace area. Substantially fenced boundaries. Outside water tap and electrical sockets.

Workshop/Store

11'2" x 5'9" (3.40m x 1.75m)

Lighting, power, uPVC door and window. External Bar facility.

Integral Garage

14'6" x 7'6" (4.42m x 2.29m)

Currently with rear utility space with good storage space above. Front composite door onto the driveway and rear access door into the kitchen.



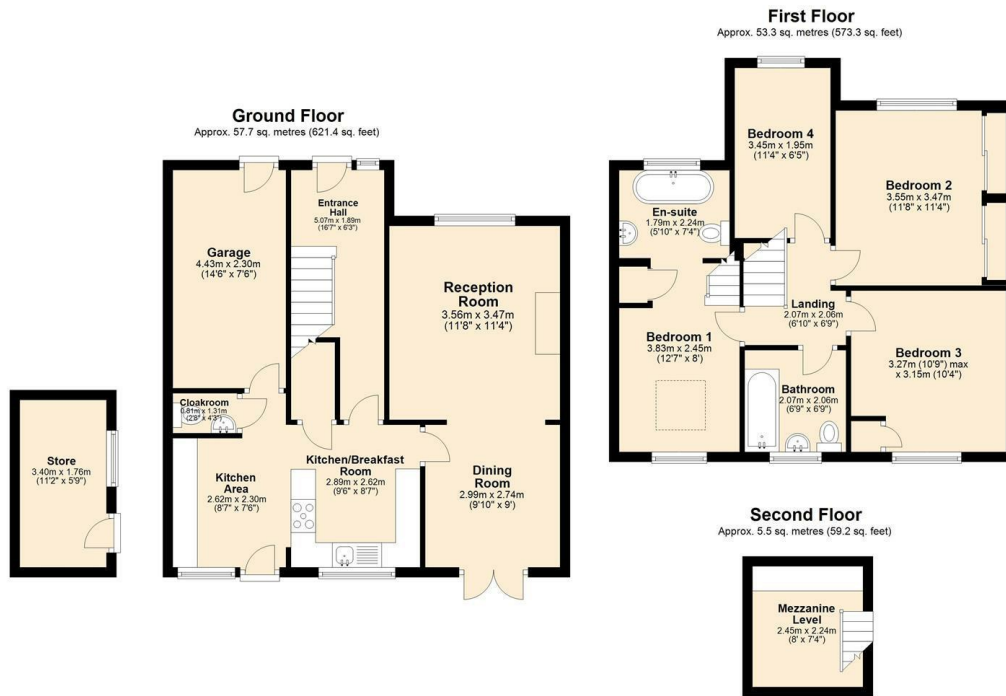
School catchment areas

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

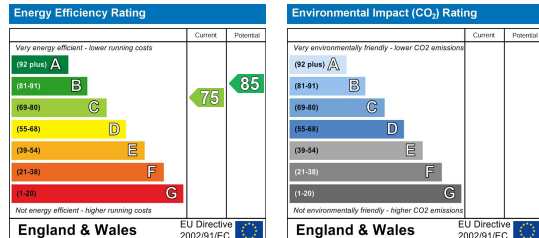


Total area: approx. 116.5 sq. metres (1253.9 sq. feet)

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



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

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.

