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estate agents

**West Lawns 47 Newbold Road**

Newbold, Chesterfield, S41 7PG

**Guide price £425,000**

# West Lawns 47 Newbold Road

Newbold, Chesterfield, S41 7PG

GUIDE PRICE £425,000-£450,000

Most Furnishings and Items in the Photos can be Included at the right Price. Or Separately by Negotiation.

A exceptional opportunity to purchase this outstanding Grade II Listed FIVE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE!! Situated on this superb corner position having a striking roadside presence. Ideally located within extremely close proximity of Chesterfield town centre, local shops, schools, bus routes, Chesterfield College, Train Station and major commuter road links including access to the M1 motorway.

Offering approx 2000 sq ft of versatile family living accommodation set across three floors including many original features including shuttered sash windows and ceiling covings yet with a contemporary feel! Benefits from gas central heating(new Combi in 2024) underfloor heating to the kitchen and comprises of spacious entrance hall with fabulous staircase rising to the first floor, front sitting room, family reception room, rear dining room and bespoke breakfasting kitchen and cloakroom/WC, Access to the useful cellar/utility storage space.

To the first floor principal double bedroom with en suite shower room, two further generous double bedrooms and a further two versatile bedrooms which could be used for home working option, exquisite family bathroom with 3 piece suite. Second floor attic space.

Ample car parking spaces to the front driveway for several vehicles with side mature and well established borders stocked with an abundance of fabulous plants shrubs and flowers. Rear low maintenance 'Courtyard' garden . Brick built outhouse.store. Water tap.

## Additional Information

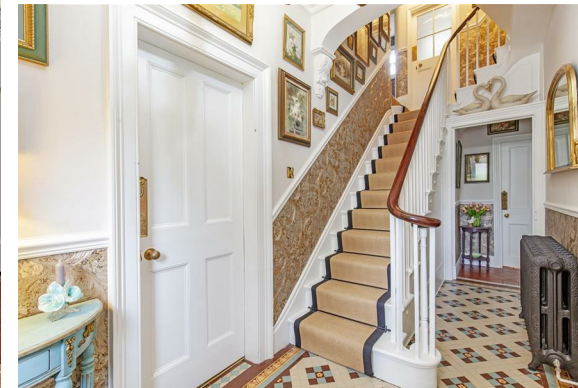
- Gas Central Heating- Combi Boiler ( New in 2024)
- Original Wooden single glazed Sash windows.
- Under flooring Heating to the Kitchen
- Wooden Double Glazed Windows to kitchen
- Gross Internal Floor Area - 206.2 Sq.m. /2219.7 Sq.Ft.
- Council Tax Band - D
- Secondary School Catchment Area -Brookfield Community School

## Ground Floor

### Entrance Hall

17'4" x 13'1" (5.28m x 3.99m)

Moulded ceiling rose and arches. Staircase rises to the first floor with curved Oak handrail and original tiled floor.





**Front Reception Room**  
14'8" x 13'1" (4.47m x 3.99m)

Having original sash windows to the front and an arched single glazed window to the side. TV & telephone point, moulded ceiling covings. Open brick fireplace with sandstone mantel piece and flagstone hearth.

**Front Sitting Room**  
14'3" x 13'10" (4.34m x 4.22m)

Original sash window to the front with shutters. Open grate fireplace.

**Inner Hall**  
Tiled floor

**Dining Room**  
13'1" x 10'10" (3.99m x 3.30m)

Original sash window to the side elevation

**Impressive Breakfasting Kitchen**  
22'6" x 12'3" (6.86m x 3.73m)

Benefitting from 4 wooden double glazed sash windows and a bespoke range of timber fitted kitchen units with complimentary work surfaces and upstands. Ceramic inset sink with mixer tap. Plumbing for washing machine. Space for fridge freezer. Cupboard housing the Combi boiler (new in 2024) Under floor heating. Access door to the cellar which provides excellent storage space.

**Cloakroom/WC**  
7'0" x 3'4" (2.13m x 1.02m)

Comprising of a low level WC and wash hand basin.

**First Floor Landing**  
8'11" x 6'7" (2.72m x 2.01m)

Staircase to second floor.

**Principal Double Bedroom**  
15'5" x 13'1" (4.70m x 3.99m)

Original sash windows to the front and side elevations. Original moulded ceiling coving and feature fireplace. Door to en suite shower room.

**En Suite Shower Room**  
7'8" x 5'0" (2.34m x 1.52m)

Comprising of a White 3 piece suite which includes shower cubicle with electric shower, low level WC and wash hand basin. Mirrored bathroom cabinet, tiled floor and opaque sash window.

**Double Bedroom 2**  
13'11" x 11'1" (4.24m x 3.38m)

A generous second bedroom with front aspect window.

**Bedroom 3**  
13'0" x 11'1" (3.96m x 3.38m)

Original sash window to the side elevation. Built in wardrobe and store cupboard

**Bedroom 4**  
9'2" x 8'11" (2.79m x 2.72m)

Original sash window to the front elevation and TV point

**Bedroom 5**  
9'4" x 8'11" (2.84m x 2.72m)

Original sash window to the rear elevation.

**Impressive Family Bathroom**  
8'4" x 7'8" (2.54m x 2.34m)

Sash window to the rear elevation and attractive partly panelled walls. Chrome heated towel rail. Vanity wash hand basin set in vanity cupboard, low level WC and free standing bath tub with shower attachment.

**Second Floor Attic Room**  
17'10" x 14'8" (5.44m x 4.47m)

Having side facing sash window and useful storage cupboard.





**Basement Cellar 1**

12'0" x 11'11" (3.66m x 3.63m)

**Basement Cellar 2**

11'11" x 5'5" (3.63m x 1.65m)

**Outside**

Ample car parking spaces to the front driveway for several vehicles with side mature and well established borders stocked with an abundance of fabulous plants shrubs and flowers.

Rear low maintenance 'Courtyard' garden . Brick built outhouse/store. Water tap. TPO on one tree to the garden



**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.

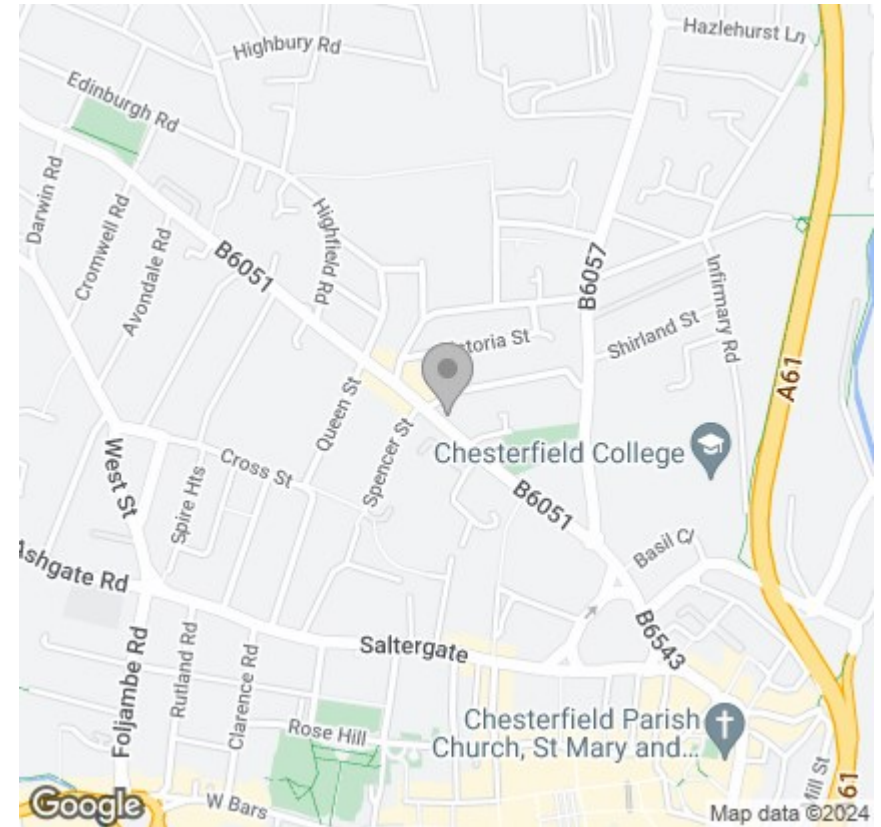


Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan



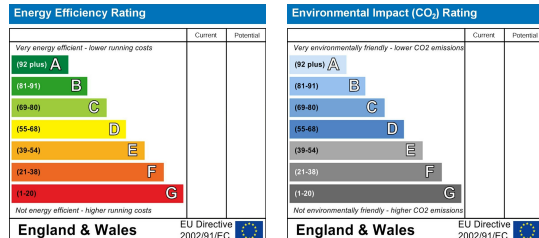
## Area Map



## 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



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.

17 Glumangate, Chesterfield S40 1TX

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

