



**w****ards**  
estate agents

**21 Highfield Avenue, Newbold**

Newbold, Chesterfield, S41 7AZ

**£280,000**

## 21 Highfield Avenue, Newbold

Newbold, Chesterfield, S41 7AZ

Early Viewing is Highly Recommended of this Traditional Three Bedroom Semi Detached House Situated in this ever popular, tree lined and immensely sought after residential location in the suburb of Newbold, close to all local amenities, schools, bus routes and close to the town centre & train station for easy commuting.

Well maintained and presented family living accommodation set across two floors benefiting from gas central heating (Combi Boiler) and uPVC double glazing. Comprises of Open Entrance Porch, Entrance Hall, Front Reception Room, Superb Integrated Dining Kitchen. To the first floor main double bedroom second good sized double and third single bedroom/office/dressing room. Luxury fully tiled family bathroom with 3 piece suite and additional separate WC. Scope for potential loft conversion subject to consents.

Mature gardens to the front with low stone boundary wall and side driveway provides ample parking spaces and leads to the Detached Garage.

South Easterly enclosed & secure rear gardens with impressive Limestone patio area, manicured lawns and further Corner Stone Sun Terrace with feature fence panelling. Raised sleeper shrubbery.

### Additional Information

Gas Central Heating -Logic Combi Boiler

uPVC Double Glazed

Security Alarm System

Gross Internal Floor Area - 95.30 Sq.m/ 1025.90 Sq.Ft.

Council Tax Band - B

Secondary School Catchment Area - Outwood Academy Newbold

**Open Front Porch**





### Entrance Hall

12'1" x 6'9" (3.68m x 2.06m)

Quality composite entrance door. Under stairs store with very useful space. Logic Combi Boiler. Consumer Unit. Feature stair case to the first floor accommodation. Attractive 'continental' style tiled floor.

### Reception Room

11'5" x 10'7" (3.48m x 3.23m)

With bay front aspect window. Inset hearth. Down lights. Part glazed Oak internal door. Feature radiator. Attractive wall display shelving.

### Fabulous Dining Kitchen

10'4" x 6'9" (3.15m x 2.06m)

Refitted with an impressive range of Cashmere base and wall units with complimentary work surfaces over, having inset ceramic sink with mixer tap and 'brick' style white tiled splash backs. Integrated Electric Oven, Hob & Chimney Extractor above. Integrated slimline dishwasher and fridge and freezer & washer. Downlighting and attractive LTV wood effect flooring. Feature radiators.

### Dining Area

13'11" x 10'11" (4.24m x 3.33m)

French doors onto the rear Limestone Patio and gardens. Feature Oak wall lintel.

### First Floor Landing

10'2" x 6'9" (3.10m x 2.06m)

Store cupboard above staircase. Loft Access with scope for potential conversion (subject to consents)

### Rear Main Bedroom 1

13'10" x 10'11" (4.22m x 3.33m)

Rear facing aspect. Floor to ceiling Oak built in wardrobes/cupboards with hanging and shelves.

### Rear Double Bedroom 2

11'5" x 10'7" (3.48m x 3.23m)

Front facing aspect window. Built in wardrobes. Attractive half panelled walls.

### Bedroom 3/Office/Dressing Room

6'6" x 6'3" (1.98m x 1.91m)

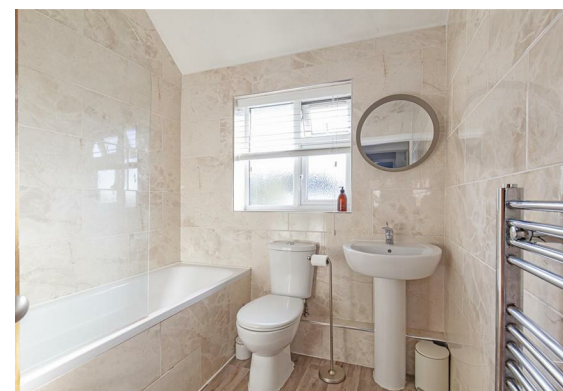
Front facing aspect window. New radiator. Currently used as dressing room.

### Luxury Fully Tiled Family Bathroom

7'6" x 6'9" (2.29m x 2.06m)

Fully tiled good sized bathroom comprising of a White Three Piece with bath having a mains shower and screen, pedestal wash hand basin, low level WC. Chrome heated wall towel rail. Useful toiletry cupboard.





### Separate Wc

3'7" x 2'8" (1.09m x 0.81m)

Low level WC

### Detached Garage

19'9" x 7'11" (6.02m x 2.41m)

With rear personal door, light & power. Outside electrical socket. Space for freezer.

### Outside

Front stone boundary wall with mature garden. Ample car standing space to the driveway leading to the Single Detached Garage.

South Easterly enclosed & secure rear gardens with impressive Limestone patio area, manicured lawns and further Corner Stone Sun Terrace with feature fence panelling. Raised sleeper shrubbery.

Outside lighting with 'App' Control. Water Tap.

### 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.

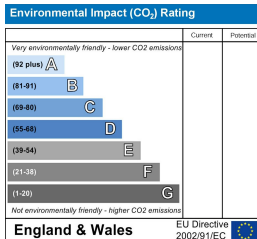
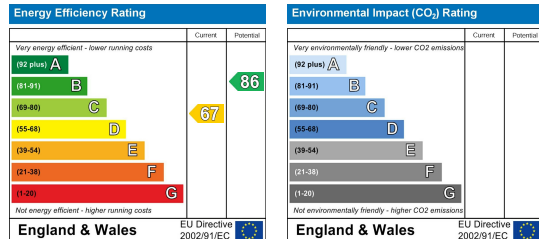
## Floor Plan



## 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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