



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

**2 St. Martins Close**

Newbold, Chesterfield, S41 7BH

**Guide price £425,000**

## 2 St. Martins Close

Newbold, Chesterfield, S41 7BH

Price Guided £425,000-£430,000

We are delighted to present to the open market this IMPRESSIVE FOUR DOUBLE BEDROOM/THREE BATHROOM DETACHED EXECUTIVE FAMILY HOUSE which enjoys an enviable cul de sac position, being one of just 8 houses and being set back with attractive frontage, substantial driveway and double garage. Situated close to Chesterfield Town Centre & offers 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, surgery, pharmacy, hairdresser, pub, dentist, library & bus service into Chesterfield.

The spacious accommodation benefits from gas central heating with a Condensing Boiler (serviced Feb 2024) and uPVC double glazing and includes front porch, entrance hall, cloakroom/WC, front dining room, fabulous Integrated kitchen diner and generous reception room with bay window looking onto the rear landscaped gardens. First Floor Principal Double Bedroom with fitted wardrobes and en suite bathroom, second double bedroom with en suite shower room, two further spacious bedrooms which are extremely versatile and can be used for additional office or home working space. Half-tiled family bathroom with 3 piece suite.

### Additional Information

Gas Central Heating-Ideal Conventional Boiler - Serviced Feb 2024  
uPVC Double Glazed Windows/facias  
Security Alarm System  
Gross Internal Floor Area-146.3 Sq.m/1574.3 Sq.Ft.  
Council Tax Band -E  
Secondary School Catchment Area - Outwood Academy Newbold.  
Close proximity to St Mary's High School.

### Front Porch

5'6" x 4'3" (1.68m x 1.30m)

Front Composite entrance door into the hallway

### Cloakroom/ WC

5'6" x 3'7" (1.68m x 1.09m)

Comprising a 2 piece white suite which includes a low level WC and wash hand basin. Tile flooring.





### Entrance Hall

10'0" x 8'1" (3.05m x 2.46m)

Spacious entrance hallway with front wooden entrance door. Solid wooden flooring and useful under stairs cupboard. Stairs climb to the first floor.

### Kitchen/Dining Room

21'10" x 13'7" (6.65m x 4.14m)

A fabulous kitchen diner which comprises a full range of base and wall units with complementary work surfaces having an inset stainless steel sink unit and tiled splash backs. Integrated eye-level electric double oven, gas hob and extractor fan. Integrated dishwasher and space for fridge/freezer.

### Utility Room

7'8" x 4'11" (2.34m x 1.50m)

Comprising base units with work surface having inset stainless steel sink. Tiled flooring. Space for washer and freezer. Ideal conventional Boiler (serviced in Feb 2024) Rear wooden door to the garden.

### Conservatory

10'8" x 9'0" (3.25m x 2.74m)

uPVC conservatory which overlooks the beautifully presented landscaped gardens. Laminate flooring and French doors onto the patio.

### Reception Room

18'3" x 11'6" (5.56m x 3.51m)

Spacious family reception room with rear aspect bay window having views over the rear gardens. Stone feature fireplace with electric stove. Double doors into the hallway.

### Dining Room

12'0" x 10'0" (3.66m x 3.05m)

A good sized second reception/dining room with front aspect window.

### First Floor Landing

13'5" x 9'9" (4.09m x 2.97m)

Access via a retractable ladder to the large insulated loft space which is partially floored. Airing cupboard with cylinder water tank.

### Rear Double Bedroom One

13'1" x 11'9" (3.99m x 3.58m)

Including a range of quality fitted wardrobes. Views over the rear gardens.

### En-Suite Bathroom

6'1" x 5'9" (1.85m x 1.75m)

Consisting of a 3 piece suite which includes a bath with shower spray, low level WC and pedestal wash hand basin. Tiled floor. Airing cupboard with cylinder water tank.

### Rear Double Bedroom Two

12'8" x 11'9" (3.86m x 3.58m)

A second double bedroom which enjoys a rear aspect window overlooking the gardens. Quality range of fitted wardrobes.

### En-Suite Shower Room

6'10" x 5'8" (2.08m x 1.73m)

Consisting of a 3 piece suite which includes a shower cubicle with mains shower, low level WC and pedestal wash hand basin. Tiled floor.





### Front Bedroom Three

9'9" x 9'8" (2.97m x 2.95m)

A third spacious bedroom with front aspect window.

### Front Bedroom Four

9'9" x 9'5" (2.97m x 2.87m)

A versatile fourth bedroom which could also be used for office or home working. Walk in cupboard.

### Family Bathroom

6'7" x 6'6" (2.01m x 1.98m)

Being half tiled and consisting of a 3 piece suite that includes bath with shower above and shower screen, wash hand basin set in vanity cupboard and low level WC. Shaver point.

### Outside

Superb front driveway which provides ample car or caravan standing spaces and leads to the detached double garage. Mature, well established fully stocked side borders.

Open plan lawn and further mature shrubbery. Pathway to the front door.

Fully enclosed landscaped gardens, set with beautifully presented borders set with an abundance of plants, shrubs and flowers. Manicured area of lawn and stone raised patio area having stone pathways around the property to either side. Perfect setting for family and social entertainment! Garden shed and well tended vegetable plot and fruit tree.

### Double Detached Garage

With two up and over doors, power and lighting. Rear courtesies door.

## 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

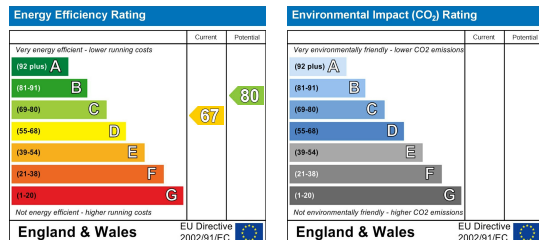


Total area: approx. 146.3 sq. metres (1574.3 sq. feet)

## 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.

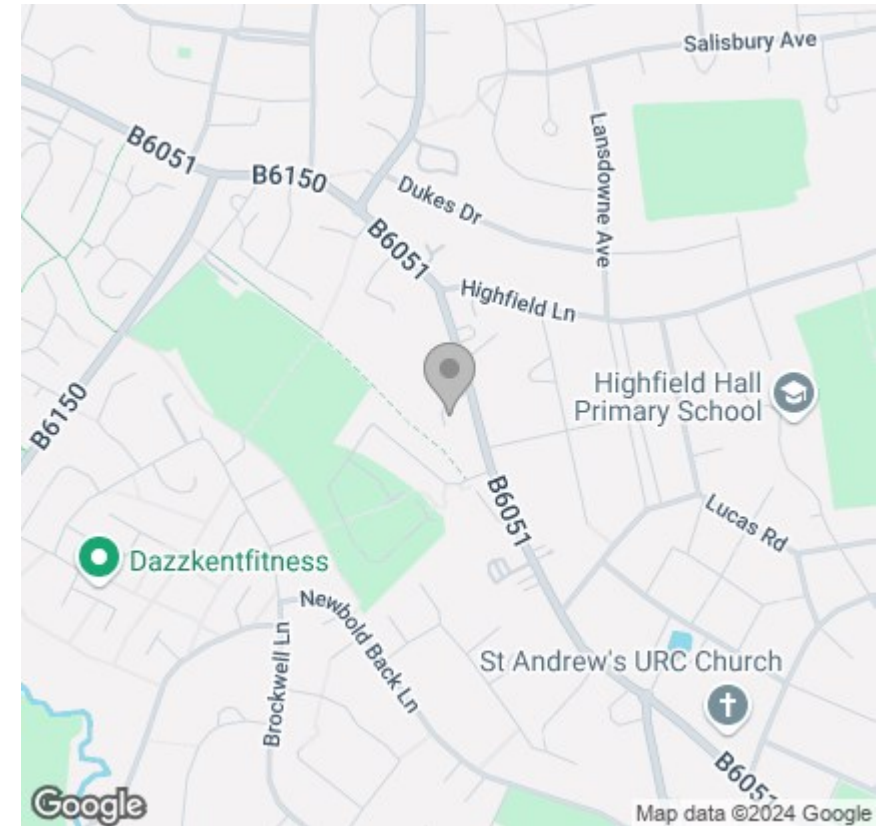
## Energy Efficiency Graph



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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.

