



wards
estate agents

3 Ullswater Place

Newbold, Chesterfield, S41 8ER

Guide price £500,000

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Internal viewing is Highly Recommended of this LUXURY DECEPTIVELY SPACIOUS FOUR BEDROOM/TWO BATHROOM DETACHED BUNGALOW built in 2020 with a 10 year NHBC Warranty with fabulous contemporary, well proportioned & upgraded high specification accommodation.

Situated in St Marys Walk, a select secure gated development of luxury 2/3/4 bed detached bungalows a short distance from the town centre and only a few minutes drive from great commuter links to Sheffield, Derby, Nottingham via A61/A617/M1 motorway. Also surrounded by a host of local amenities, shops, restaurants, schools & bus routes, it is set on the doorstep of the beautiful Peak District National Park/ Holme Brook Valley Park & Linacre Reservoirs.

Benefitting from Gas central heating (Logic Combi) uPVC double glazing & security & camera alarm system & offers stylishly decorated interior with Spacious Entrance Hall, Stunning Ultra Modern Dining Kitchen with Integrated appliances, Bi Fold Triple doors onto the patio, Utility room. Splendid family reception room with fitted wall hung TV/Media unit & Bi Fold Triple doors onto the rear patio. Stunning Family Shower Room with 3 piece suite, Principal Double Bedroom with quality fitted range of bedroom furniture and exquisite en suite shower room, second double bedroom with fitted wardrobes & dressing table, two further good sized versatile bedrooms which could also be used for study/office/home working or TV/Snug Room.

Open plan front gardens set with various plants & flower beds. Fabulous cobble block driveway provides parking for several vehicles and leads to the Detached Double Garage. Superb rear enclosed landscaped gardens with manicured lawns, summer house, large stone patio and corner sun terrace with pergola- perfect for family & social outside entertaining. Substantial walled boundaries with armoured lighting. Further rear access drive provides extra vehicle or camper van standing space.

Additional Information

Build completed in 2020 with 10 year NHRC Guarantee
Gas Central Heating-Ideal Combi Boiler- serviced annually with warranty.
uPVC double glazed windows/facias/soffits
Security Alarm System and Security Cameras
Gross Internal Floor Area -147.8 Sq.m/1590.8 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area-Outwood Academy Newbold
Within close proximity to St Mary's RC High School.

Additional Information

Maintenance Payment £35 per month. Includes repairs and maintenance to communal areas. Insurance. Electric lights & gate. Accounting fees.





Spacious Entrance Hall 15'2" x 4'3" (4.62m x 1.30m)

Front canopy porch and composite entrance door into the hallway.

Elegant Reception Room 15'2" x 12'6" (4.62m x 3.81m)

Beautifully presented family reception room with quality Aluminium Bi-Fold doors onto the rear Limestone patio and gardens. Stylish built in TV and Media unit.

Impressive Dining Kitchen 19'8" x 12'2" (5.99m x 3.71m)

Fabulous quality range of Gloss fronted base, wall and drawer units with plinth lighting, complimentary granite work surfaces and inset stainless steel sink unit. Integrated drinks chiller, double oven with microwave and grill. 5 ring induction hob with feature Neff Extractor above. Integrated dishwasher, two fridges and freezer. Aluminium Bi-Fold doors onto the patio.

Utility Room 5'10" x 4'6" (1.78m x 1.37m)

Attractive complimentary range of base and wall unit with complimentary Granite work surfaces, upstands and inset stainless steel sink unit. Space for washer and dryer. Ideal Combi Boiler. Tiled floor. uPVC door to the side gardens.

Luxury Shower Room 9'0" x 5'10" (2.74m x 1.78m)

Fully tiled and comprising a stylish bathroom suite which includes double shower cubicle with rain shower and additional shower attachment, wash hand basin set in feature wood effect vanity unit, low level WC. Chrome heated towel rail, feature wall mirror and tiled floor.

Principal Double Bedroom 14'7" x 12'2" (4.45m x 3.71m)

Impressive range of mirror wardrobes with complimentary drawer bases and side bedside cabinets. Feature wood effect fitted panelling.

Exquisite En-Suite Shower Room 9'3" x 4'3" (2.82m x 1.30m)

Partly tiled and comprising a 3 piece quality suite which includes double shower cubicle with mains shower and attachment, low level WC and half pedestal wash hand basin. Chrome heated towel rail.

Front Double Bedroom Two 12'2" x 9'2" (3.71m x 2.79m)

A second spacious double bedroom with a superb range of mirror fronted fitted wardrobes. Complimentary fitted dressing table and drawers and feature wood effect panelling.

Side Bedroom Three 11'1" x 9'0" (3.38m x 2.74m)

Third spacious bedroom with fitted cupboard having TV facility.

Side Bedroom Four 11'1" x 8'4" (3.38m x 2.54m)

A fourth versatile bedroom which is currently used as office and could also facilitate home working. Double fitted wardrobe.

Double Detached Garage 20'5" x 19'6" (6.22m x 5.94m)

With lighting, surplus power sockets, remote controlled door and security alarm system. Ample storage cupboards and work bench area. Tiled flooring. Rear personal door.

Outside

Open plan front gardens set with various plants & flower beds. Fabulous cobble block driveway provides parking for several vehicles and leads to the Detached Double Garage. Superb rear enclosed landscaped gardens with manicured lawns, summer house, large stone patio and corner sun terrace with pergola- perfect for family & social outside entertaining. Substantial walled boundaries with Cable Armoured external lighting. Further rear access drive provides extra vehicle or camper van standing space.





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.

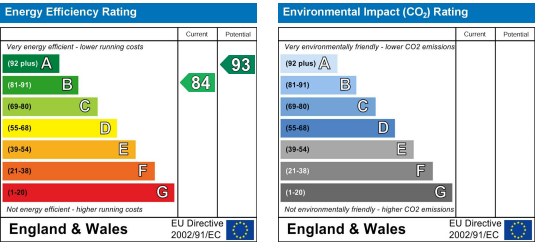
Floor Plan



Viewing

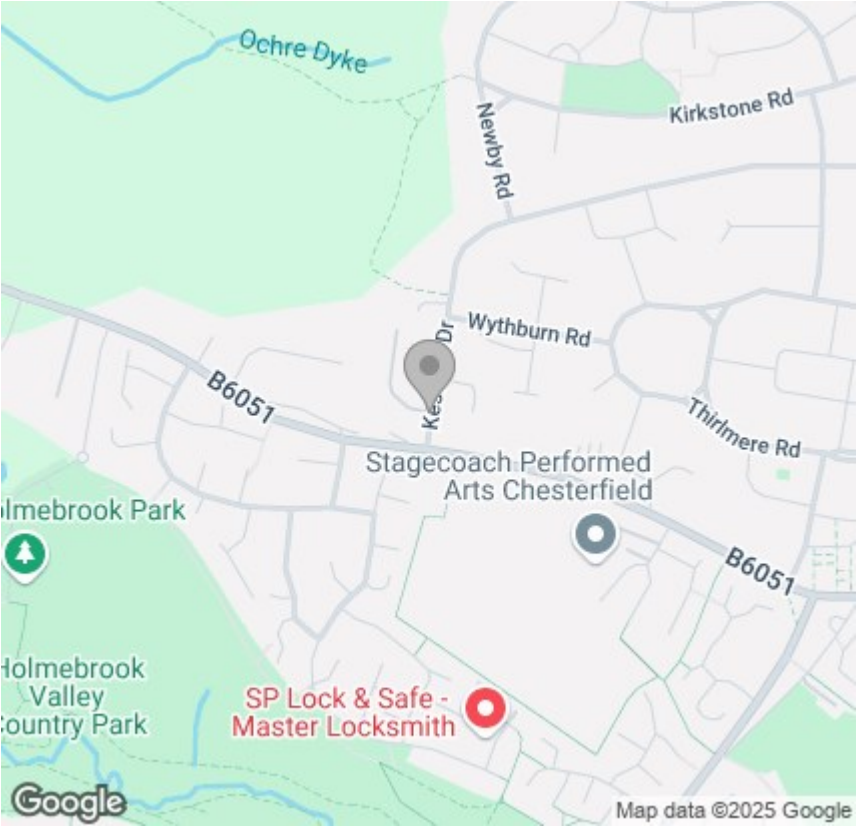
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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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.

