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estate agents

15 Upper Newbold Close

Upper Newbold, Chesterfield, S41 8XD

Guide price £365,000

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Guide Price £365,000 - £375,000

Early viewing of this impressive, well maintained and presented FOUR BEDROOM/THREE BATHROOM detached family house is recommended!! Situated in this ever popular residential position, just on the edge of Holme Brook Valley Park/Linacre Reservoir yet within close proximity of all local amenities, schools, bus routes and easy access to the town centre, train station and commuter link network roads to Dronfield & Sheffield.

Internally the extensive and extremely versatile family accommodation benefits from gas central heating with a newly installed conventional boiler in 2022, uPVC double glazing/facias/soffits/guttering. On the ground floor, entrance hall, shower/wet room, integrated breakfasting kitchen, garden room, dining room and family reception room. To the first floor principal double bedroom with a full range of bedroom furniture and en suite shower room. Two further double bedrooms and fourth versatile bedroom which could also be used for office or home working, fabulous fully tiled family bathroom with 3 piece suite.

Front block paved hexagonally laid driveway which provides ample car parking spaces. Side fencing and front hedge with low maintenance borders.

Rear enclosed garden with fenced and wall boundaries. Lawn area, established borders and decking area which completes the setting for family & social outside entertaining.

Additional Information

Gas Central Heating-Baxi Conventional boiler- installed in 2022

uPVC double glazed windows/facias/soffits/guttering

14 Solar Panels owned

Security Alarm System

Gross Internal Floor Area - 142.1 Sq.m/ 1529.5 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area-Outwood Academy Newbold





Front Entrance Hall

19'9" x 4'1" (6.02m x 1.24m)

Low level from steps lead to the uPVC entrance door into the hallway. Access door to the garage. Access to the ground floor accommodation and stairs climb to the first floor. Wooden flooring.

Reception Room

18'9" x 11'8" (5.72m x 3.56m)

Family reception room with front bay window. Fireplace with marble back and hearth and gas-fire. Open display shelving. Double part glazed doors into the hall.

Dining Room

11'10" x 9'9" (3.61m x 2.97m)

A good sized second reception room with French door that lead into the rear Garden Room.

Extended Breakfasting Kitchen

14'9" x 13'6" (4.50m x 4.11m)

Fabulous extended open plan breakfasting kitchen which comprises of a Walnut range of base and wall units with glazed display wall cupboards and having complimentary work surfaces with inset sink. Double integrated oven, hob and chimney extractor above. Integrated dishwasher. Space for fridge/freezer. Rear uPVC door to the gardens. Laminate flooring.

uPVC Garden Room

8'11" x 7'8" (2.72m x 2.34m)

Offering great additional living space and benefitting from a solid roof. French doors lead into the dining room.

Fully Tiled Shower Room

6'3" x 5'8" (1.91m x 1.73m)

Extremely useful ground floor shower/wet room comprising of half pedestal wash hand basin, low level WC and shower area with electric shower. Chrome heated towel rail. Wall mounted mirror.

First Floor Landing

14'2" x 8'1" (4.32m x 2.46m)

Spacious landing with access to bathroom and all bedrooms. Airing cupboard with cylinder water tank. Access via a retractable ladder to the insulated loft space.

Front Double Bedroom One

14'6" x 9'7" (4.42m x 2.92m)

Principal double bedroom with front aspect bay window, having a full range of fitted wardrobes and overbed cupboards and side alcoves with glass shelves. Further range of wardrobes and drawer base.

En- Suite Shower Room

9'5" x 2'11" (2.87m x 0.89m)

Comprising of a 3 piece suite with shower cubicle having an electric shower, pedestal wash hand basin and low level WC

Rear Double Bedroom Two

11'7" x 9'5" (3.53m x 2.87m)

A second double bedroom with rear aspect window.

Front Double Bedroom Three

9'8" x 9'1" (2.95m x 2.77m)

Third double bedroom with front aspect window.





Rear Double Bedroom Four

10'7" x 8'7" (3.23m x 2.62m)

A versatile fourth bedroom with rear aspect window. Double built in wardrobe

Impressive Family Bathroom

8'7" x 5'3" (2.62m x 1.60m)

Being fully tiled and comprising of a 3 piece suite with tile panelled bath having feature centre taps and additional shower spray and screen. Low level WC and wash hand basin set in vanity cupboard. Chrome heated towel rail.

Integral Garage

17'1" x 7'11" (5.21m x 2.41m)

Conventional boiler installed in 2022. Base unit with stainless steel inset sink. Space and plumbing for washing machine. Electric garage door. Consumer Unit.

Outside

Front block paved hexagonally laid driveway which provides ample car parking spaces. Side fencing and front hedge with low maintenance borders.

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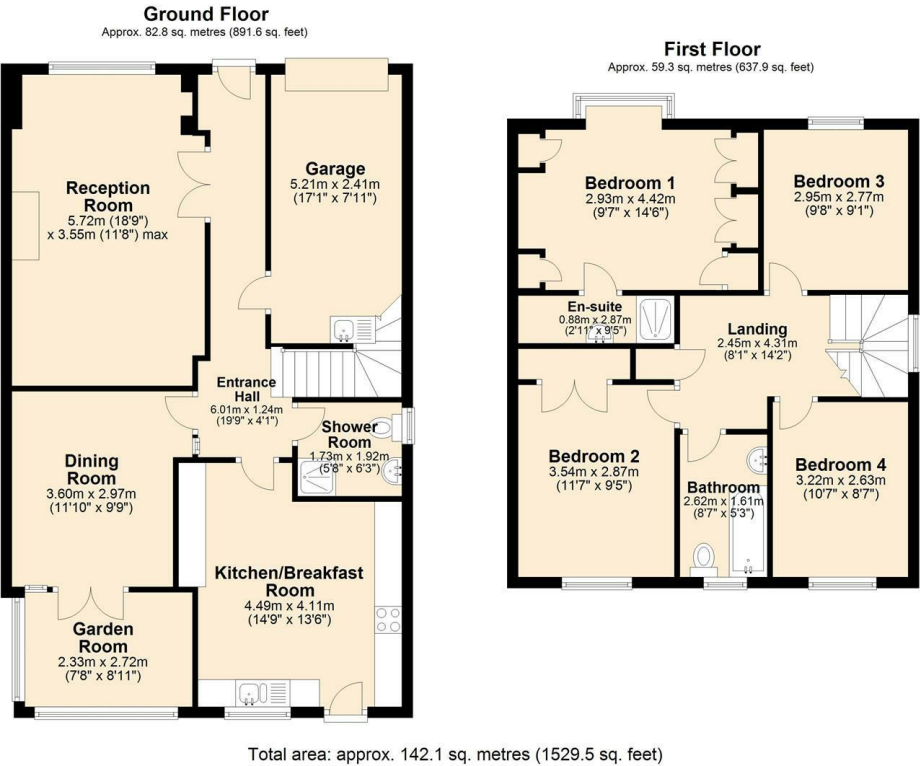
School catchment areas

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.

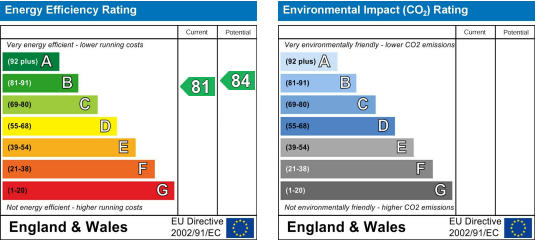
Floor Plan



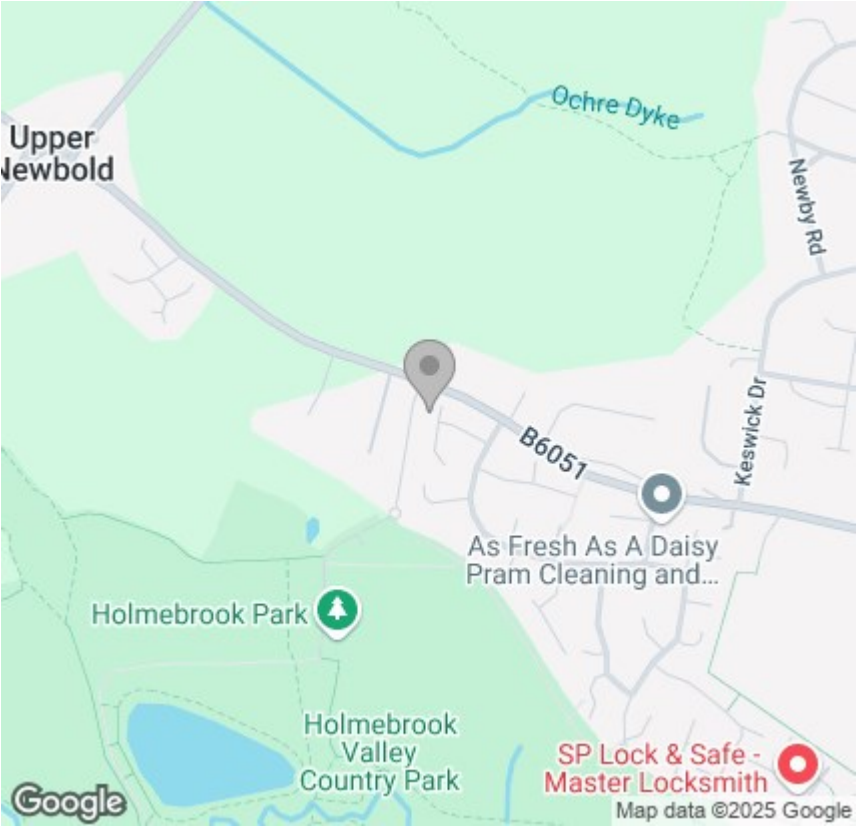
Viewing

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.

