



**4 Princess Street**  
Newbold, Chesterfield, S41 7EX

**£240,000**

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Early viewing is recommended of this deceptively spacious family FOUR BEDROOM MID TERRACED FAMILY HOUSE which offers extremely generous family living space set over 3 levels! Situated in this extremely popular residential location which offers easy access to local amenities, town centre, train station, bus routes and within Brookfield School Catchment.

Well presented and maintained accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises of front porch to entrance hall, front family reception room, dining room and superb integrated rear kitchen. Large storage/utility space provided in the cellar area.

To the first floor, rear double bedroom, two further front bedrooms and spacious family bathroom with 4 piece suite. To the second floor attic double bedroom with Velux window.

Front low level brick wall and low maintenance paved forecourt garden. Steps to the front entrance.

Rear enclosed South West facing garden with brick boundary walls. Patio and side pathway with stocked side borders and leads to the garden shed. Lawn area. Outside WC.

## Additional Information

Gas Central Heating- Vaillant Combi Boiler  
Feature radiators throughout  
uPVC Double Glazed windows/facias  
Roof re-tiled in 2012  
Gross Internal Floor Area- 133.4Sq.m/ 1436.3 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area -Brookfield Community School





**Porch**  
3'5" x 2'6" (1.04m x 0.76m)  
Front entrance door into the porch.

**Entrance Hall**  
12'1" x 3'5" (3.68m x 1.04m)  
Internal door with feature stained glazing leads into the main entrance hall. Feature radiator and stairs climb to the first floor.

**Reception Room**  
12'5" x 11'4" (3.78m x 3.45m)  
Well presented family reception room with front bay window. Fireplace with tiled hearth and gas-fire. Feature radiator.

**Dining Room**  
12'11" x 12'1" (3.94m x 3.68m)  
A second good sized reception room with rear aspect window. Wall mounted electric fire.

**Kitchen**  
11'10" x 8'5" (3.61m x 2.57m)  
Comprising of a range of base and wall units with complimentary work surfaces having inset sink. Integrated electric oven, gas hob with chimney extractor above. Space for washing machine, slimline dishwasher and fridge freezer. Rear door to the rear gardens. Access door to the useful storage space in the cellar.

**Cellar**  
15'1" x 12'6" (4.60m x 3.81m)  
Having light and power and provides an excellent utility/storage space. Consumer unit is located here. Space for tumble dryer. Radiator.

**Cellar**  
8'4" x 5'0" (2.54m x 1.52m)  
Extra storage space.

**First Floor Landing**  
16'1" x 5'5" (4.90m x 1.65m)  
Access to the first floor bedrooms, family bathroom and access to the second floor.

**Rear Double Bedroom One**  
12'11 x 9'4" (3.94m x 2.84m)  
A double bedroom with rear aspect window

**Front Double Bedroom Three**  
12'5" x 8'4" (3.78m x 2.54m)  
Double bedroom with front aspect window.

**Front Bedroom Four**  
12'5" x 6'5" (3.78m x 1.96m)  
A versatile fourth bedroom which could also be used as office or home working space.





## Superb Family Bathroom

11'10" x 8'5" (3.61m x 2.57m)

Generous sized family bathroom comprising of a 4 piece suite which includes a bath with mains shower spray, shower cubicle with electric shower, low level WC and pedestal wash hand basin. Vaillant Combi boiler.

## Second Floor Double Bedroom Two

15'9" x 13'11" (4.80m x 4.24m)

Fabulous second floor attic bedroom with Velux window and storage to the eaves.

## Outside

Front low level brick wall and low maintenance paved forecourt garden. Steps to the front entrance.

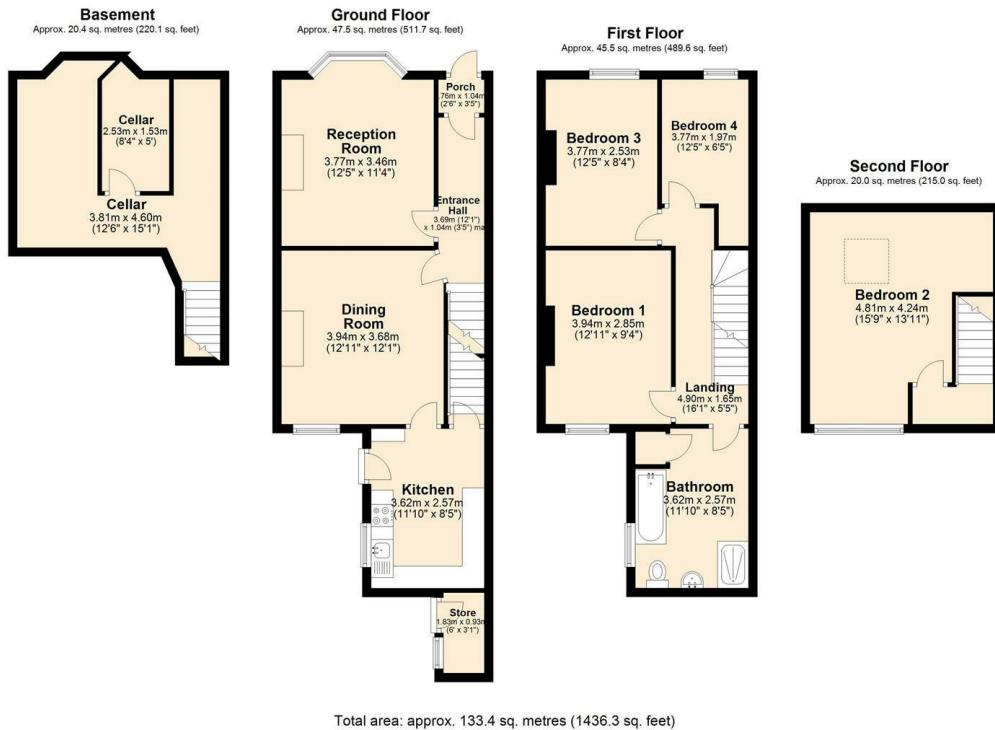
Rear enclosed South West facing garden with brick boundary walls. Patio and side pathway with stocked side borders and leads to the garden shed. Lawn area. Outside WC. Right of way over neighbouring property for bin access.

## School catchment areas

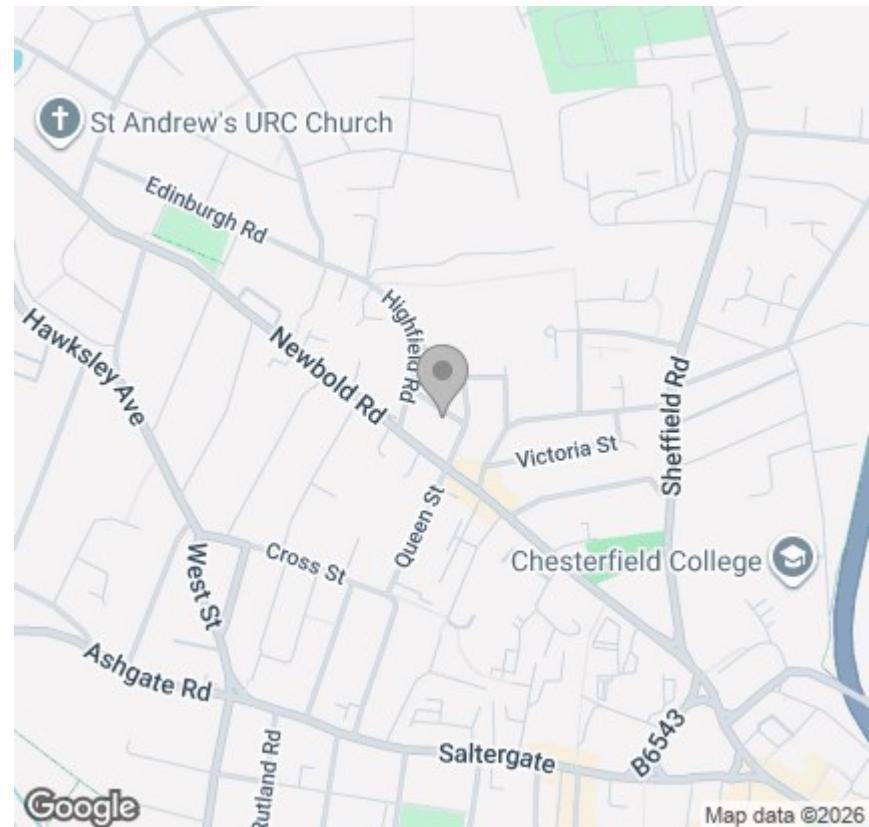
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



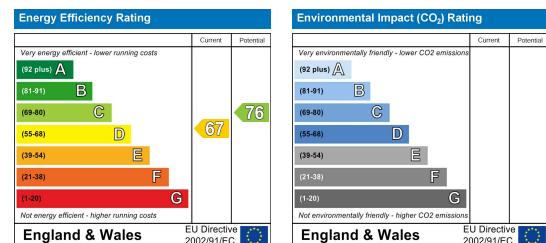
## Area Map



## 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.