



w**ards**
estate agents

493 Newbold Road

Newbold, Chesterfield, S41 8AE

£395,000

493 Newbold Road

Newbold, Chesterfield, S41 8AE

We are absolutely delighted to present this THREE BEDROOM EXTENDED DETACHED FAMILY HOUSE which stands within a fabulous 0.26 acre fully landscaped garden plot and enjoys enviable elevated views and overlooking Green area. Offered with NO CHAIN and with great scope for further extension (subject to consents). Situated in this extremely sought after and very enviable residential location being positioned within close proximity to Holme Brook Valley Park, Linacre Reservoir and on the fringe of the National Peak Park. Easy access to local amenities, schools, bus routes and commuter routes to Chesterfield, Dronfield & Sheffield.

Internally the family accommodation would benefit from some updating and currently benefits from gas central heating with a Combi boiler and uPVC double glazing. Offering well presented and maintained living space which comprises of front entrance hall, family reception room, formal dining room, fitted kitchen with utility, cloakroom and store to the rear. On the first floor main double bedroom and second double bedroom both enjoying elevated views and built in wardrobes, third versatile bedroom which could also be used for office/study/home working and family bathroom with 3 piece suite.

Front low stone boundary walling and long tarmac driveway which provides ample car parking spaces leading to the detached brick garage. Impressive landscaped mature front gardens which are fully stocked with an outstanding array of plants, shrubbery and low level bushes which are screened with side mature trees.

Stunning meticulously presented rear landscaped gardens which form part of the 0.26 acre plot and are set within well established boundaries. Superb generous, manicured lawns, fully stocked borders. Numerous garden beds which are set with seasonal planting. Fabulous area with a variety of fruit trees, vegetable area and attractive low level segregation hedges.

Additional Information

Gas Central Heating- Alpha Combi boiler 10 years old and serviced in October 2024
uPVC Double Glazed windows
Security Alarm System
Gross Internal Floor Area- 121.0 Sq.m/ 1301.9 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area -Outwood Academy Newbold

Front Entrance Hall

7'11" x 7'9" (2.41m x 2.36m)

Front uPVC entrance door with glazed panels leads into the hallway. Useful coats store cupboard and staircase which climbs to the first floor accommodation.

Reception Room

16'6" x 11'11" (5.03m x 3.63m)

Well presented family reception room which benefits from plenty of natural light from the dual aspect windows. Stone fireplace with gas fire. This room enjoys elevated front aspect views and views to the rear over the landscaped gardens.





Dining Room

13'0" x 11'6" (3.96m x 3.51m)

A good size second reception room with front and side aspect windows again having the benefit of elevated front views.

Inner Hall

8'2" x 2'8" (2.49m x 0.81m)

With access to the kitchen, cloakroom, store room and utility.

Fitted Kitchen

9'11" x 8'4" (3.02m x 2.54m)

Having part tiled and part wood panelled walls and comprises of a range of base and wall units with work surfaces over and inset stainless steel sink unit. Space for dishwasher. Integrated double oven and gas hob. Space for fridge. Breakfast Bar.

Kitchen Area

6'8" x 3'2" (2.03m x 0.97m)

Alpha Combi boiler which is approximately 10 years old and was serviced in October 2024.

Cloakroom

5'8" x 2'9" (1.73m x 0.84m)

Low level WC

Utility Room

8'4" x 7'8" (2.54m x 2.34m)

Comprising of a base unit with inset stainless steel sink unit. Space for washing machine and freezer. Access to the rear gardens.

First Floor Landing

10'9" x 6'0" (3.28m x 1.83m)

A rear elevation window which gives fabulous views over the landscaped rear gardens. Useful linen storage cupboard.

Main Double Bedroom One

15'0" x 11'10" (4.57m x 3.61m)

A generous main double bedroom which enjoys nature light from dual aspect windows. Glorious views are enjoyed both over the rear landscaped gardens and elevated front views. Range of built in wardrobes and top boes.

Front Double Bedroom Two

11'6" x 10'7" (3.51m x 3.23m)

A second double bedroom with front aspect window and elevated views. Built in wardrobes.

Front Single Bedroom Three

8'0" x 7'11" (2.44m x 2.41m)

A versatile third bedroom which could also be used for office/study or home working space. Access via retractable ladder to the insulated loft space. Bulkhead. Elevated front views.

Fully Tiled Family Bathroom

6'10" x 5'5" (2.08m x 1.65m)

Comprising of a 3 piece coloured suite which comprises of bath with mains shower, low level WC and pedestal wash hand basin.

Detached Brick Garage

19'0" x 8'11" (5.79m x 2.72m)

With lighting, power and rear personal door. Consumer unit supply is separate for garage.





Outside

Front low stone boundary walling and long tarmac driveway which provides ample car parking spaces leading to the detached brick garage. Impressive landscaped mature front gardens which are fully stocked with an outstanding array of plants, shrubbery and low level bushes which are screened with side mature trees. Pathway leads to the front entrance of the property.

Stunning meticulously presented rear landscaped gardens which form part of the 0.26 acre plot and are set within well established boundaries. Lower paved patio with low wall and low rise steps to the upper enviable and exceptional manicured gardens.

Superb generous and well tended lawns, garden pond and fully stocked deep borders which again benefit from an abundance of mature bushes, plants, trees and shrubbery. Numerous garden beds which are set with seasonal planting. Fabulous area with a variety of fruit trees, vegetable area and attractive low level segregation hedges. Greenhouse and garden shed.

Outside lighting, power socket and water tap. A perfect setting for family and social entertaining!



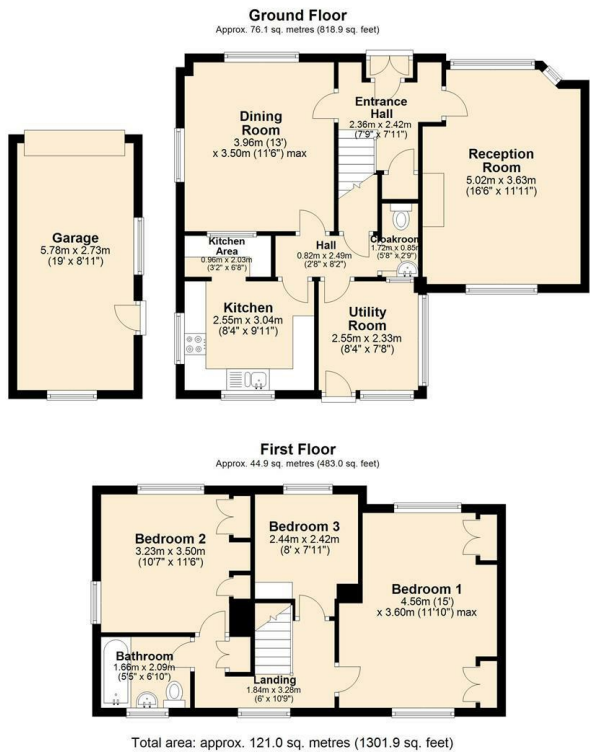
School catchment areas

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.



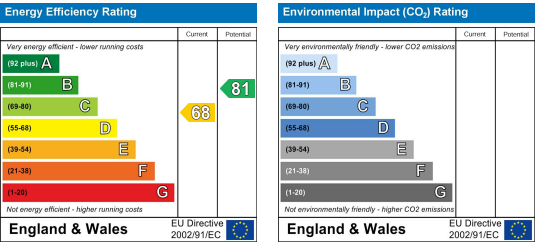
Floor Plan



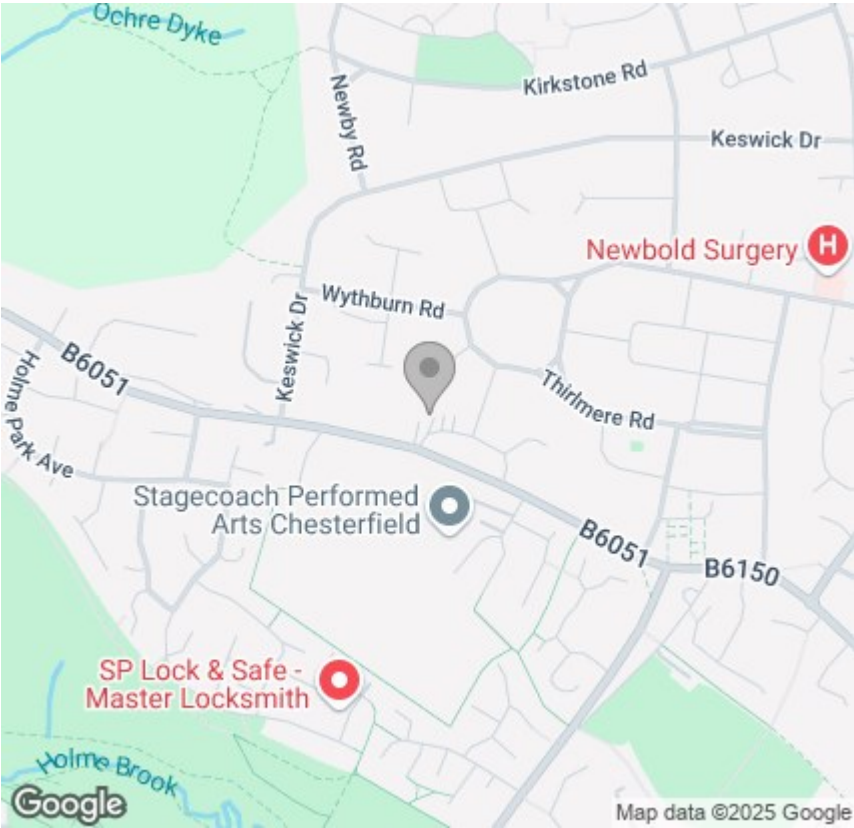
Viewing

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.

