



wards
estate agents

21 Little Brind Road
Newbold, Chesterfield, S41 8XW

Guide price £400,000

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Offered to the open market with NO CHAIN!!

Internal Inspection is absolutely imperative to be able to fully appreciate this outstanding FOUR BEDROOM/TWO BATHROOM EXECUTIVE FAMILY DETACHED HOUSE. Enjoys an enviable cul de sac position on the fringe of Holme Brook Valley Park on this extremely popular and highly sought after residential development. Benefits from easy access to local reputable schools, shops, bus routes, Linacre Reservoir and all main commuter road links to Dronfield, Sheffield and Chesterfield.

Impeccably presented internally the family accommodation of over 1300 sq ft benefits from uPVC double glazing, gas central heating with a Combi boiler and comprises of front porch to entrance hall, re-fitted cloakroom/WC. Converted garage into front study and rear store. Family reception room with Bi-Fold doors onto the Indian stone patio. Dining room with French doors onto the rear patio and gardens. Impressive Integrated ultra modern kitchen with breakfast bar and utility room.

To the first floor main double bedroom with double fitted wardrobes and exquisite en suite shower room, two further double bedrooms and versatile fourth bedroom which could also be used for office/home working space. Luxury family bathroom with 3 piece suite.

Superb front driveway which provides ample car parking spaces for several vehicles, caravan or camper van standing. Open plan lawn area and plum slate borders.

Enclosed landscaped rear gardens with fenced boundaries. Fabulous Indian Stone rear patio which is perfect for family & social outside entertainment. Log edged raised plum stone beds, area of artificial lawn. Upper Sun Terrace

Additional Information

- Gas Central Heating -Ideal Classic Combi Boiler-Installed 1999
- Gas Safety Check carried out 2023
- uPVC double glazed windows
- Security Alarm Service
- Gross Internal Floor Area - 125.2 Sq.m/ 1347.4 Sq.Ft.
- Council Tax Band - D
- Secondary School Catchment Area-Outwood Academy Newbold

Ground Floor

Front Porch

5'7 x 2'7 (1.70m x 0.79m)

Front Anthracite uPVC entrance door into the hall.

Entrance Hall

11'3 x 6'6 (3.43m x 1.98m)

Internal wooden door leading to ground floor rooms. Laminate flooring and stairs to the first floor. Useful coats cupboard.





Study

11'10 x 8'7 (3.61m x 2.62m)

Store

8'7 x 6'6 (2.62m x 1.98m)

Consumer unit. Door onto the rear gardens.

Cloakroom/WC

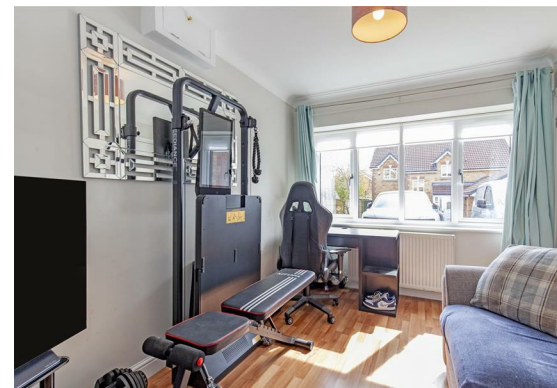
5'11 x 2'11 (1.80m x 0.89m)

Comprising of a 2 piece suite which includes of a wash hand basin set in vanity units and low level WC. Chrome heated towel rail.

Utility Room

6'0 x 5'11 (1.83m x 1.80m)

Comprising of a range of Grey Gloss base and wall units with complimentary work surfaces, inset stainless steel sink and feature tiled splash backs. Space for washing machine. Ideal Classic Combi boiler (serviced) Tiled floor and rear uPVC door.



Impressive Kitchen

13'1 x 8'7 (3.99m x 2.62m)

Comprising of a feature Blue Gloss base and wall units with Pantry carousel storage. Complimentary Granite work surfaces with upstands and inset stainless steel sink. Integrated double oven and microwave, gas hob and chimney extractor above. Integrated dishwasher and fridge-freezer. Breakfast Bar. Plinth lighting, tiled floor with underfoot heating.

Reception Room

16'2 x 11'3 (4.93m x 3.43m)

Nicely presented family living room with superb wooden floor with under floor heating. Two feature radiators. Bi-Fold doors lead onto the rear landscaped gardens.

Dining Room

12'1 x 9'1 (3.68m x 2.77m)

A further reception room with two feature radiators. French doors provide access to the rear gardens.

First Floor Landing

14'1 x 7'10 (4.29m x 2.39m)

Access via a retractable ladder to the insulated loft space with boarding and lighting.

Rear Principle Bedroom 1

13'7 x 10'9 (4.14m x 3.28m)

Generous main double bedroom with rear aspect window overlooking the landscaped gardens. Two double fitted wardrobes.

Exquisite En-Suite

5'10 x 5'6 (1.78m x 1.68m)

Stylishly refitted and comprising of a 3 piece suite which includes a shower cubicle with rain mains shower, wash hand basin set in Blue Gloss vanity unit with fountain taps. Low level WC. Wall mounted mirror cabinet. Chrome heated towel rail. Tiled continental style flooring.

Rear Double Bedroom 2

9'11 x 8'11 (3.02m x 2.72m)

A second double bedroom with rear aspect window and double mirror fronted wardrobes.

Rear Double Bedroom 3

10'2 x 8'0 (3.10m x 2.44m)

Third double bedroom with rear aspect window overlooking the rear gardens.

Front Single Bedroom Four

9'10 x 9'3 (3.00m x 2.82m)

A versatile fourth bedroom with could also be used for office or home working. Useful walk in cupboard.





Luxury Family Shower Room

9'8 x 7'8 (2.95m x 2.34m)

Being partly tiled and comprising of a double walk in cubicle with Rain + Jet showers, low level WV in Walnut vanity unit, wash hand basin with fountain tap and set in vanity units. Under floor heating with continental tile flooring. Anthracite heated towel rail. Wall mirror cabinet with lighting.

Outside

Superb front driveway which provides ample car parking spaces for several vehicles, caravan or camper van standing. Open plan lawn area and plum slate borders.

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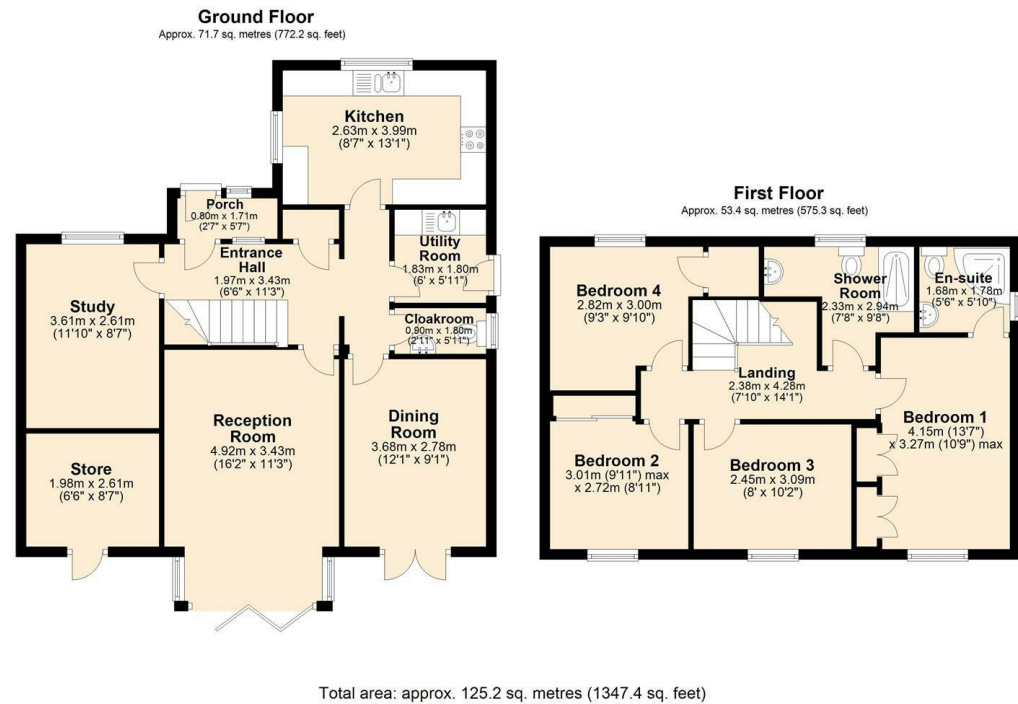
School catchment areas

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.

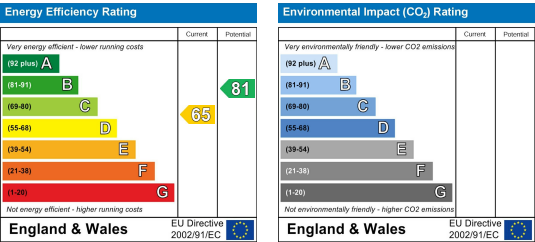
Floor Plan



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.

