



w**ards**
estate agents

11 Holme Park Avenue

Upper Newbold, Chesterfield, S41 8XB

£365,000

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We are delighted to present this generously proportioned and extended FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE! 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. Also within close proximity of St Mary's RC High School.

Internally the extended family accommodation benefits from gas central heating with a Combi boiler and has uPVC double glazing. Neutrally decorated throughout comprises of front entrance porch, cloakroom/WC, family reception room and splendid open plan family living/dining/kitchen extension with Lantern roof and Bi-Fold doors onto the rear patio and gardens. To the first floor principal double bedroom with built in wardrobe and fully tiled en suite shower room, three further bedrooms and luxury re-fitted family shower room.

Superb block paved front driveway which provides ample car parking spaces and integral garage. Mature established side borders. Side secure gate leads to the rear gardens.

Rear enclosed gardens with substantial fenced boundaries. Stone patio area and mature lawns. Corner Wooden Bar is included and creates a perfect setting for family and social outside fresco dining and entertainment!

Additional Information

Indemnity Policy in place for rear Extension.

Gas Central Heating-Combi Boiler

uPVC Double Glazed Windows/facias/soffits

Window shutters to the first floor windows are included

Gross Internal Floor Area- 38.0 Sq.m/ 1485.0 Sq.Ft.

Council Tax Band -D

Secondary School Catchment Area -Outwood Academy Newbold

Also is situated within very close proximity of St Mary's RC High School





Front Porch

4'3" x 4'0" (1.30m x 1.22m)

Front composite entrance door into the porch. Access door into the garage.

Reception Room

17'9" x 13'0" (5.41m x 3.96m)

Beautifully presented family reception room with Feature Media Wall. Front aspect window shutters. Laminated flooring and glazed internal doors into the inner hallway.

Inner Hallway

13'0" x 2'11" (3.96m x 0.89m)

Useful coats cupboard. Staircase to the first floor and access doors to the ground floor accommodation.

Half Tiled Cloakroom/WC

8'1" x 3'3" (2.46m x 0.99m)

Comprising of a 2 piece suite which includes low level WC and pedestal wash hand basin.

Stunning Open Plan Living/Dining/Kitchen

21'5" x 10'1" (6.53m x 3.07m)

Fabulous open plan family living/dining/kitchen extension with ceiling Lantern roof and Bi-Folding doors leading onto the rear patio and gardens. To the kitchen area there is a full range of Cream Gloss fronted base and wall units with complimentary work surfaces. Space for Rangemaster Cooker with 6 ring gas, electric ovens and chimney extractor fan above. Space for fridge-freezer. Feature Island with further cupboard space, granite work surface having inset stainless steel sink and integrated dishwasher.

Dining Room

20'7" x 12'2" (6.27m x 3.71m)

Part of the Hub of family living is this spacious dining space with Lantern roof and Bi-Folding doors leading onto the rear patio and gardens

First Floor Landing

13'1" x 8'3" (3.99m x 2.51m)

Access via a retractable ladder to the insulated loft space.

Main Double Bedroom One

10'11" x 9'9" (3.33m x 2.97m)

Front aspect window with shutters. Built in double wardrobe.

Superb Fully Tiled En- Suite

8'1" x 5'3" (2.46m x 1.60m)

Comprising of a 3 piece suite which includes a large double shower area with rainfall shower and additional hair shower attachment. Low level WC and wash hand basin set in attractive vanity units. Wall mirror, downlighting and chrome heated towel rail.

Front Double Bedroom Two

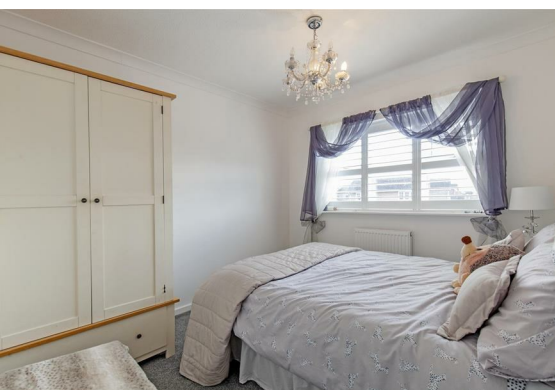
9'9" x 9'1" (2.97m x 2.77m)

A second double bedroom with front aspect window & shutters.

Rear Double Bedroom Three

11'5" x 7'7" (3.48m x 2.31m)

Rear aspect window with window shutters. Enjoys view overlooking the rear gardens.





Rear Double Bedroom Four

10'4" x 8'4" (3.15m x 2.54m)

A fourth versatile room with rear aspect window & shutters. Could also be used for office/home working and is being used currently as a dressing room.

Luxury Family Shower Room

8'5" x 4'10" (2.57m x 1.47m)

Re-fitted with stylish continental style wall tiling and comprises of a 3 piece suite which includes a large double shower area with rainfall shower and additional hair shower attachment, low level WC and wash hand basin set in attractive vanity units. Heated towel radiator. Wall mounted mirror.

Integral Garage

17'2" x 8'0" (5.23m x 2.44m)

With lighting and power. Space for washer/dryer. The Combi boiler is located in the garage.

Outside

Superb block paved front driveway which provides ample car parking spaces. Mature established side borders. Side secure gate leads to the rear gardens.

Rear enclosed gardens with substantial fenced boundaries. Stone patio area and mature lawns. Corner Wooden Bar is included and creates a perfect setting for family and social outside fresco dining and entertainment!

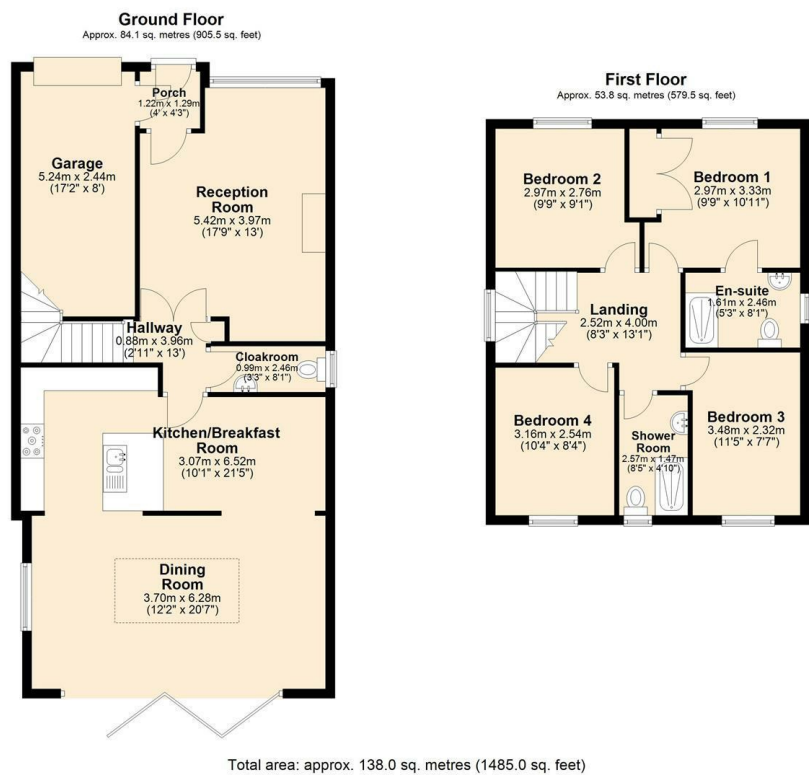


School catchment areas

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.

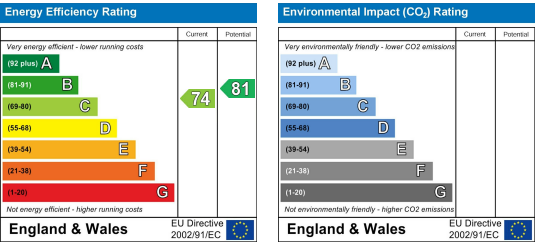
Floor Plan



Viewing

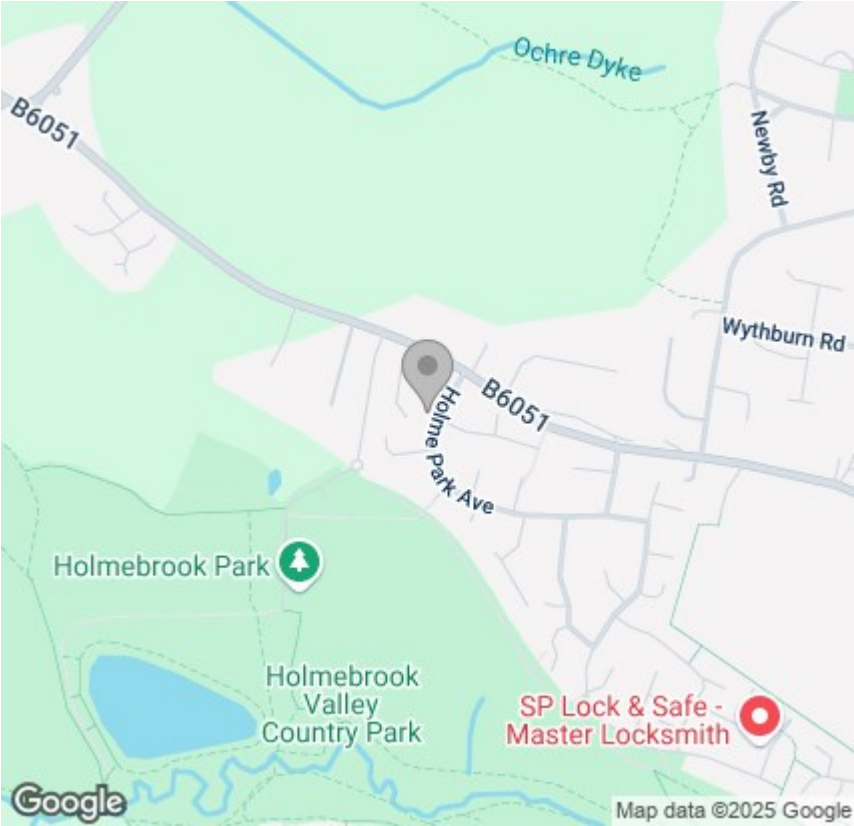
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

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.

