



w**ards**
estate agents

489 Newbold Road
Newbold, Chesterfield, S41 8AE

£575,000

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We are delighted to present this impeccably presented THREE DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE with two storey rear extension creating generous proportioned family living space of just under 1700 Sq Ft! Stands within a fabulous 0.217 acre fully landscaped garden plot and enjoys enviable elevated views and overlooking Green area. 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.

Subtly decorated throughout the meticulously maintained interior benefits from gas central heating with a Combi boiler and uPVC double glazing. Includes front entrance porch, entrance hall with feature staircase, extended family reception room with impressive fireplace and open grate, ultra modern Wren fitted dining kitchen with fully integrated range of Grey Gloss units, cosy snug seating area. Rear utility space/WC and rear porch with good storage. First floor Principal bedroom having a superb range of fitted wardrobes, dressing area with Juliet Balcony overlooking the rear gardens and exquisite en suite shower room. Extended second bedroom with Jack and Jill access to the luxury family bathroom with 3 piece suite, third double bedroom with front aspect views. Front low stone boundary wall & mature well established garden.. Block paved driveway provides ample car parking spaces for several vehicles. Enviaable rear landscaped gardens with low level stunning limestone patio with well maintained lawn area having established mature borders. Absolutely fabulous composite raised decking area with glazed perimeters and overhead framed fixed gazebo! Creates a perfect setting for outside family and social entertaining!

Additional Information

Gas Central Heating-Baxi Combi boiler installed in 2015 and is serviced

16 Solar Panels owned by the vendors

Internal Oak doors, some with glazing

Chrome electrical sockets

uPVC double glazed windows/ fascias. Triple glazing to the rear elevation.

Gross Internal Floor Area -157.5 Sq.m/ 1695.2 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area- Outwood Academy Newbold

Within immediate vicinity of St Mary's RC High School

Front Porch

3'9" x 3'8" (1.14m x 1.12m)

Front door leading into the entrance hallway.





Spacious Entrance Hall

11'11" x 6'0" (3.63m x 1.83m)

Welcoming entrance hallway with impressive staircase with new spindles climbing to the first floor. Access to the ground floor accommodation. Recently re-carpeted staircase and wood effect laminate flooring to the hall. Useful under stairs storage.

Reception Room

13'11" x 13'8" (4.24m x 4.17m)

Beautifully presented family reception room which is light and airy having front aspect window and uPVC rear aspect window overlooking the glorious rear gardens. Feature rustic brick fireplace with Oak sides and mantle with open fire..

Sitting Room

13'0" x 7'5" (3.96m x 2.26m)

Extended family living space with uPVC rear aspect window overlooking the glorious rear gardens.

Open Plan living/dining/kitchen

18'9" x 18'7" (5.72m x 5.66m)

This is the HUB of this superb extended family home! Refitted in 2020 with a quality range of Wren Grey Gloss base and wall units having complimentary work surfaces with upstands and inset composite sink unit. Integrated wind rack and chiller. Integrated electric combination double oven, 5 ring gas hob with feature chimney extractor above which has an aluminium splashback. Downlighting and wooden flooring. Space is provided for dishwasher, washing machine and fridge/freezer.

Snug/Living Space

8'11" x 7'5" (2.72m x 2.26m)

A versatile area off the dining kitchen which is currently used as a comfortable snug area.

Rear Entrance Porch

7'5" x 6'2" (2.26m x 1.88m)

Rear uPVC door into the spacious porch area with two generous double storage cupboards currently used for coats/shoes and pantry supplies.

Utility Area/WC

7'5" x 2'11" (2.26m x 0.89m)

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

First Floor Landing

10'8" x 8'2" (3.25m x 2.49m)

An elegant re-fitted staircase of Oak and Black spindles leads to the first floor landing. There is a feature front elevation window with superb views. Access to the first floor accommodation.

Front Principal Double Bedroom

22'11" x 10'11" (6.99m x 3.33m)

Generously proportioned, extended main double bedroom with fabulous front aspect views. Fabulous range of fitted wardrobes with sliding doors and surplus amounts of hanging, drawer space and shelving. Rear dressing area with Juliet Balcony overlooking the landscaped rear gardens with tilt and turn window and access to the en suite shower room

Exquisite En-Suite Shower Room

7'9" x 5'1" (2.36m x 1.55m)

A superbly re-fitted en suite shower room with an ultra modern 3 piece suite which includes a shower area with rainfall shower. Wash hand basin with fountain tap set in vanity housing with the low level WC, Complimentary wall vanity cupboards and wall mirror with subtle lighting. Chrome heated towel rail.

Rear Double Bedroom Two

19'7" x 10'10" (5.97m x 3.30m)

An impressive second extended bedroom suite which again enjoys superb views over the meticulously presented rear gardens. Downlighting and Jack N Jill access to the family bathroom. Access also to the insulated loft space which is insulated and is where the Baxi Combi boiler is located. There is also lighting.





Luxury Jack and Jill En- Suite

9'9" x 7'9" (2.97m x 2.36m)

Comprising of a quality 3 piece White bathroom suite which includes a shower bath with mains shower and shower screen, wash hand basin with fountain tap and low level WC set in vanity cupboards. Anthracite heated towel rail. Downlighting and attractive vinyl flooring. Wall mounted mirror fronted toiletry cabinet.

Front Double Bedroom Three

13'11" x 9'9" (4.24m x 2.97m)

A third double bedroom with front aspect window which enjoys rooftop views towards open countryside.

Outside

Front low stone boundary walling with entrance pillars to the mature gardens with an abundance of mature well established plants and shrubbery. Block paved driveway provides ample car parking spaces for several vehicles and leads to the side access onto the rear gardens. Enviably rear landscaped gardens with low level stunning limestone patio with low stone walling and low steps leading up to the well maintained large lawn area having established mature borders stocked with an abundance of trees, shrubbery and planting. Absolutely fabulous composite raised decking area with glazed perimeters and overhead framed fixed gazebo! Creates a perfect setting for outside family and social entertaining!

Fruit Trees, vegetable plot and garden shed. Outside lighting and water tap.

External Home Office

10'10" x 9'2" (3.30m x 2.79m)

A useful source for office/study or home working. Insulated and with power and lighting.

External Store

9'2" x 4'6" (2.79m x 1.37m)

With power and lighting.



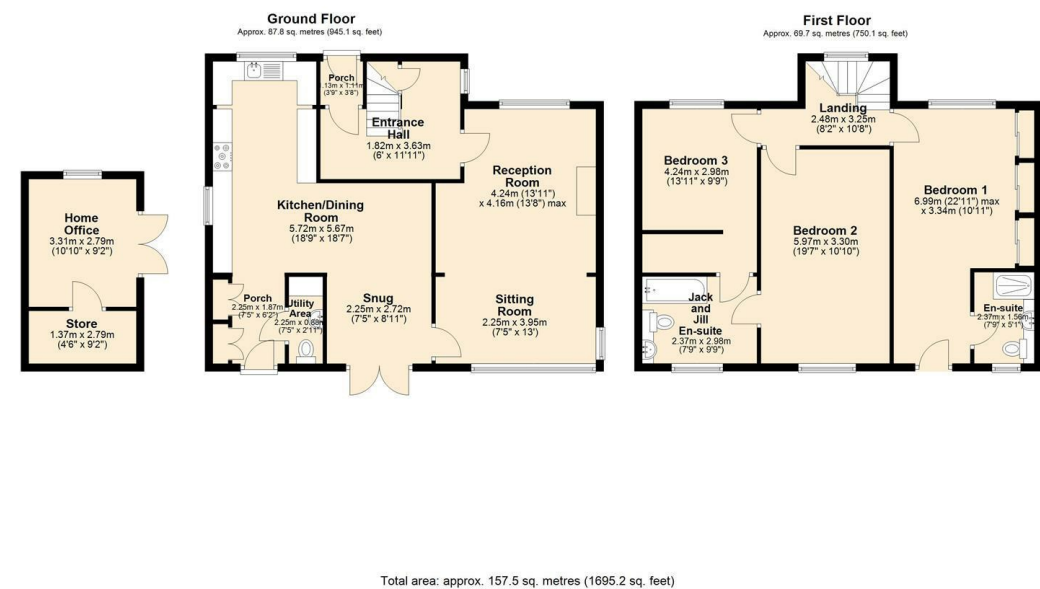
School catchment areas

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.



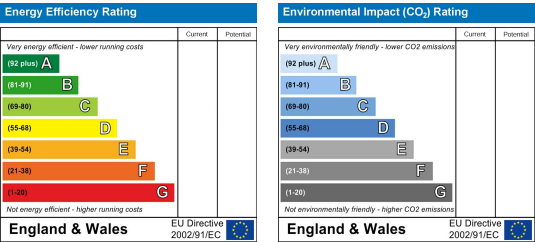
Floor Plan



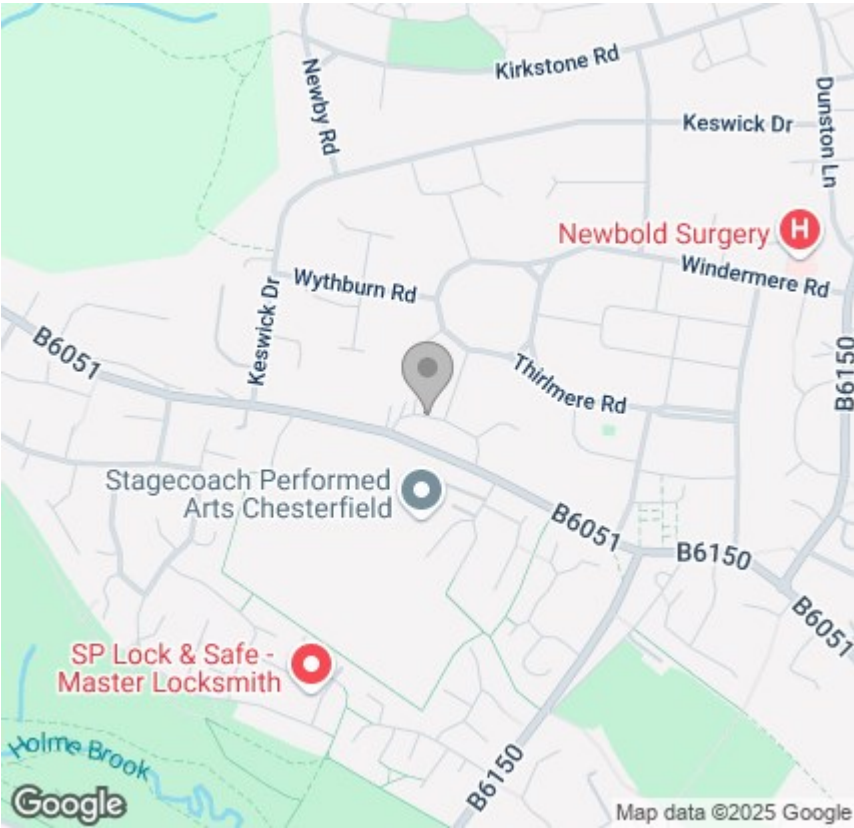
Viewing

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.

