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estate agents

499 Newbold Road

Newbold, Chesterfield, S41 8AE

Guide price £550,000

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PRICE GUIDED £550,000-£575,000

We are delighted to present this Stunning Extended THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE which is situated upon a superb elevated plot within this extremely sought after residential location. 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.

Deceptively spacious extended family accommodation which benefits from over 1400 sq ft of living space and benefits from Gas central heating(combi boiler) & uPVC double glazing. Comprising of Entrance Hall, Impressive reception Room with front bay & French doors to the rear gardens, Formal Dining Room, Breakfasting Kitchen with Range cooker and dual access to front & rear. Cloakroom/WC off. Well proportioned first floor consists of Superb Extended Principal Bedroom Suite with Dressing Room and Luxury 4 piece Bathroom Suite, Two further double bedrooms and Fully Tiled Family Bathroom. Scope for attic conversion or further extensions (subject to consents)

Front sweeping, tree lined drive provides ample Car Standing Spaces and access to the Garage. Fabulous and truly enviable rear private and enclosed fully landscaped rear gardens with Stone Terrace, and low steps to large lawned area with fully stocked established borders and mature trees. Absolutely fabulous setting for family and social outside entertaining!

Additional Information

Gas Central Heating- Worcester Bosch Combi Boiler
uPVC Double Glazing(Thermal glazing upgrade in 2020)
Security Alarm system
Planning Permission for Conservatory was granted in 2018
Gross internal floor area - 1414.0 sq.ft / 131.4 sq.m
Council Tax Band - E
Secondary School Catchment Area - Outwood Academy Newbold





Hall

16'1 x 5'11 (4.90m x 1.80m)

uPVC French style entrance doors with obscure glazing. Stairs climb to the first floor.

Impressive Reception room

17'9 x 10'11 (5.41m x 3.33m)

An truly impressive family living room with feature front bay window having front views and French doors to the rear patio. Fabulous Marble Fireplace with gas-fire.

Formal Dining Room

9'5 x 10'11 (2.87m x 3.33m)

Front aspect window overlooks gardens



'L' Shaped Breakfasting Kitchen

13'5 x 17'7 (4.09m x 5.36m)

Comprising of a full range of base & wall units with glass displays & complimentary worktops over, inset composite sink to the rear bay with tiled splash backs. Flavel Electric Range with Extractor above & Integrated Fridge Freezer. Space for dishwasher & washing machine. Tiled floor. Dual access uPVC doors to both front and rear.

Fully Tiled Cloakroom/WC

2'7 x 4'7 (0.79m x 1.40m)

Includes wash hand basin and low level WC

First Floor Landing

11'6 x 5'10 (3.51m x 1.78m)

Feature staircase with front aspect window with views leads to the first floor. Access to the insulated loft space which has potential for conversion (subject to consents)

Front Principal Double Bedroom

17'4 x 10'11 (5.28m x 3.33m)

Fabulous main bedroom which is extremely light and airy with dual aspect windows overlooking both the front and rear landscaped gardens. Louvred doors into the En Suite/Dressing Area

Dressing Room

6'6 x 8'3 (1.98m x 2.51m)

Provides surplus amounts of hanging and shelving space.

Luxury En-Suite Bathroom

8'2 x 8'3 (2.49m x 2.51m)

This extended bathroom comprises of a four piece suite which includes a feature sunken spa bath, corner shower cubicle with electric shower, pedestal wash hand basin and low level WC.

Double Bedroom 2

8'2 x 10'10 (2.49m x 3.30m)

Front aspect window with view over the gardens. display shelving and double built in wardrobe. Wood effect laminate flooring.





Double Bedroom 3 9'1 x 10'10 (2.77m x 3.30m)

Rear aspect window with lovely view of the landscaped gardens.

Fully Tiled Family Bathroom 5'5 x 5'10 (1.65m x 1.78m)

Comprising of a three piece White suite which includes bath with electric shower, pedestal wash hand basin and low level WC. Tiled floor and heated chrome towel rail.

Outside

Front low stone wall & sweeping, tree lined drive which provides ample car standing spaces & access to the Garage. Large lawn area & mature stocked borders. Low brick wall and steps to the front forecourt. Fabulous and truly enviable rear private, enclosed, fully landscaped rear gardens which are superb for OUTSIDE SOCIAL ENTERTAINING. Substantial hedge boundaries, mature trees and extensive lawn area. Side borders stocked with an abundance of plants and shrubs. Further low stone terrace area with coloured pebbles. Screened decking area with garden shed and scope for vegetable/fruit planting.



Integral Garage 17'4 x 8'2 (5.28m x 2.49m)

With power & lights, The Worcester Bosch Combi Boiler is located here. Remote roller door.



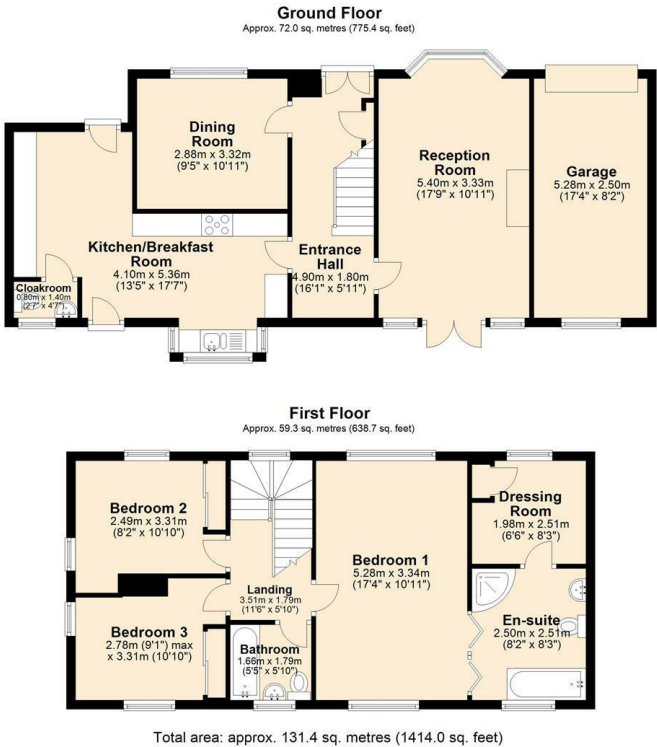
School catchment areas

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.

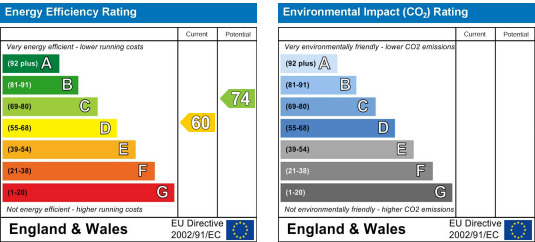
Floor Plan



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.

