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estate agents

2 Upper Newbold Close

Upper Newbold, Chesterfield, S41 8XD

£365,000

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We are delighted to offer this immaculately presented FOUR BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE! Situated in this ever popular cul de sac within this highly sought after residential location. Set 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 well maintained family accommodation benefits from gas central heating with a Combi boiler(serviced) and has uPVC double glazing. Pleasantly decorated throughout comprises of front entrance hall, re-fitted cloakroom/WC, family reception room with French doors onto the rear gardens and impressive re-fitted integrated family dining kitchen. Utility and office which is perfect for home working, converted from original garage. To the first floor principal double bedroom with built in double wardrobe and fully tiled exquisite en suite shower room, three further bedrooms and luxury re-fitted family bathroom with fabulous 3 piece suite.

Superb front driveway which provides ample car parking spaces for three vehicles. Side secure gate leads to the rear gardens. Rear enclosed SOUTH FACING gardens with substantial fenced boundaries. Large block paved patio area and mature lawns. creates a perfect setting for family and social outside fresco dining and entertainment!

Additional Information

Gas Central Heating-Combi Boiler - serviced
uPVC double glazed windows/facias/soffits/end dry ridges
Gross Internal Floor Area-119.4 Sq.m/ 1285.3 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area -Outwood Academy Newbold
Also within close proximity of St Mary's RC High School.





Entrance Hall

14'4" x 5'10" (4.37m x 1.78m)

Composite front entrance door with obscure glazed side panels leads into the hallway. Useful under stairs storage cupboard. Additional coats cupboard. Radiator cover. Laminate flooring and downlighting.

Study/Office

7'8" x 6'9" (2.34m x 2.06m)

Converted from the original garage. Excellent office/study or home working space. Could also be used as an additional ground floor bedroom if required. Front window shutters.

Cloakroom/WC

4'3" x 2'11" (1.30m x 0.89m)

Comprising of a 2 piece White suite which includes low level WC and wash hand basin set in modern vanity unit.

Superb Integrated Dining Kitchen

28'11" x 8'9" (8.81m x 2.67m)

Comprising of an ultra modern contemporary range of base and wall units with complimentary work surfaces over and inset composite sink with tiled splash backs. Integrated double oven, 5 ring gas hob and feature extractor. Integrated fridge/freezer and dishwasher. Front bay window with shutters. Downlighting. Feature radiator. Rear uPVC door into the gardens.

Utility Room

7'8" x 5'10" (2.34m x 1.78m)

Converted from the original garage with complimentary range of flush base and wall units having work surfaces and inset stainless steel sink unit. Space is provided for washing machine and dryer. The Combi boiler is located in the utility, it is serviced.



Reception Room

14'4" x 12'0" (4.37m x 3.66m)

A generously proportioned family reception room with French doors and side panels leading onto the rear patio and gardens.

First Floor Landing

6'10" x 6'2" (2.08m x 1.88m)

Airing cupboard used for toiletry and linen storage. Access via a retractable ladder to the insulated loft space.

Front Principal Bedroom

15'2" x 11'9" (4.62m x 3.58m)

A light and airy main double bedroom with two front aspect windows. Built in double wardrobe, complementary dressing table area.

En-Suite Shower Room

6'6" x 3'9" (1.98m x 1.14m)

Comprising of a three piece suite which includes a separate double shower area with rainfall shower, low level WC and wash hand basin set in attractive vanity units. Chrome heated towel rail.

Rear Double Bedroom Two

10'6" x 8'8" (3.20m x 2.64m)

A second double bedroom with rear aspect window. Built in cupboard.





Rear Double Bedroom Three

10'5" x 8'7" (3.18m x 2.62m)

Third double bedroom with rear aspect window.

Front Bedroom Four

8'8" x 7'6" (2.64m x 2.29m)

A versatile fourth bedroom which could also be used for further office or home working space.

Fully Tiled Family Bathroom

7'8" x 5'11" (2.34m x 1.80m)

Comprising of a three piece suite which includes shower bath with screen and electric shower above, low level WC set in vanity unit and wash hand basin with fountain tap also set within attractive vanity unit.

Outside

Superb front driveway which provides ample car parking spaces for three vehicles. Side secure gate leads to the rear gardens. Rear enclosed SOUTH FACING gardens with substantial fenced boundaries. Large block paved patio area and mature lawns. creates a perfect setting for family and social outside fresco dining and entertainment!



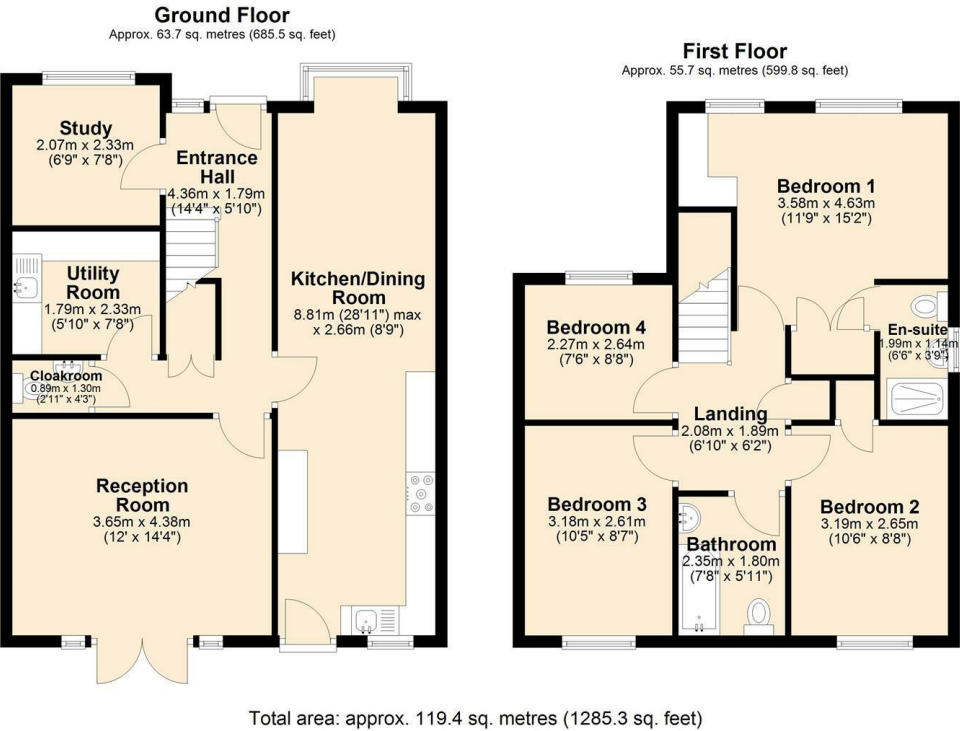
School catchment areas

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.

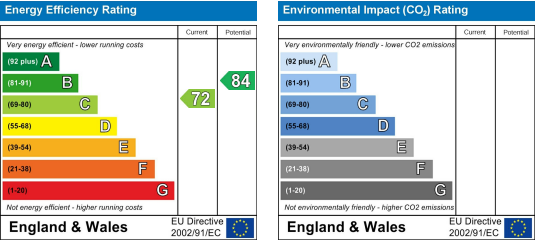
Floor Plan



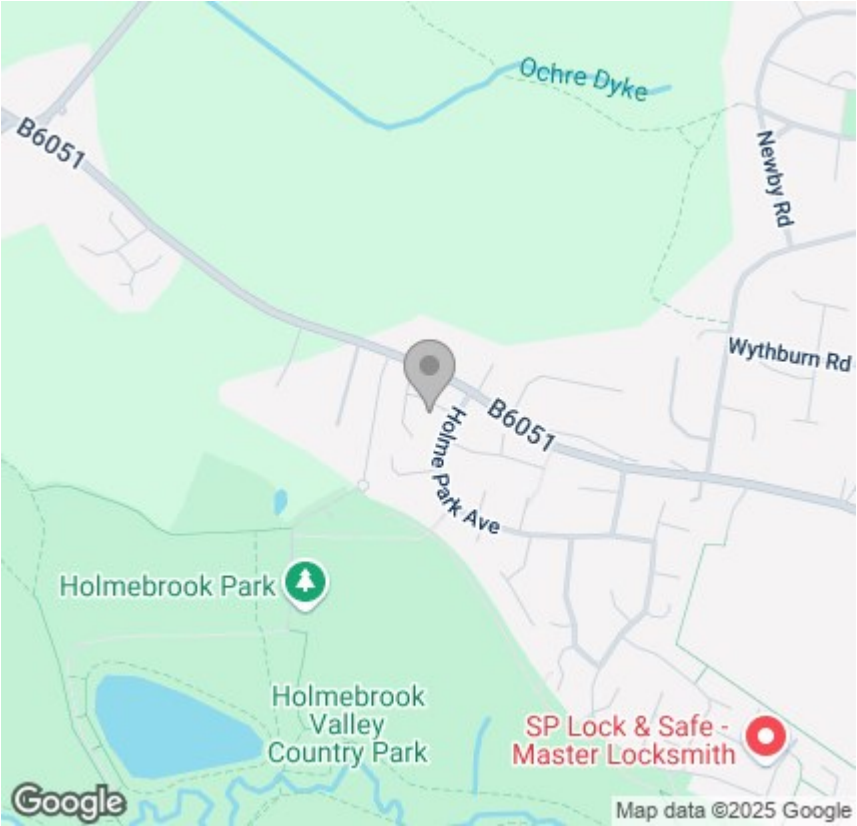
Viewing

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



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.

