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estate agents

11 Ladywood Drive

Upper Newbold, Chesterfield, S41 8XS

Guide price £300,000

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Guide Price £300,000 - £315,000

Early viewing is recommended of this THREE 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.

Well presented and maintained the property benefits from gas central heating with a Combi boiler (serviced & valid warranty to 2030) and uPVC double glazing. Internally the accommodation comprises of front entrance hallway, family reception room with contemporary feature fireplace, dining room with French doors onto the patio and gardens, integrated kitchen and cloakroom/WC. To the first floor main double bedroom with en suite shower room, second generous double bedroom and a versatile third bedroom which could be used for office, hobby room or home working space. Superb re-fitted family shower room with 4 piece suite.

Front open plan lawn with mature tree and side driveway which provides ample car parking spaces. Access to the single attached garage.

Good sized enclosed SOUTH WESTERLEY facing rear gardens which have been professionally landscaped with substantially fenced boundaries. Generous paved patio area with low sleeper border having a raised Plum slate low maintenance garden area. Low gradient stepping to the upper garden with attractive sleeper border and further low stepping to the fabulous, fully stocked and well established planted area. Set with an abundance of attractive shrubs, plants and mature trees..

Additional Information

Gas Central Heating- Worcester Bosch Combi Boiler -serviced & valid warranty up to 2030

uPVC Double Glazed Windows

Gross Internal Floor Area- 95.1 Sq.m/1023.8 Sq.Ft.

Council Tax Band -D

Secondary School Catchment Area - Outwood Academy Newbold

Entrance Hall

4'5" x 3'9" (1.35m x 1.14m)

Front composite entrance door into the hallway. Stairs to the first floor accommodation.

Reception Room

14'1" x 11'3" (4.29m x 3.43m)

Well presented family reception room with front aspect window. Feature contemporary fireplace with electric fire. Internal glazed French doors lead into the dining room.





Dining Room

9'1" x 8'7" (2.77m x 2.62m)

A second reception room for dining with uPVC French doors onto the rear patio and gardens.

Integrated Kitchen

9'10" x 9'1" (3.00m x 2.77m)

Comprises of a range of base and wall units with complimentary work surfaces having an inset stainless steel sink with tiled splash backs. Integrated electric oven and gas hob with extractor above. Space for washing machine and space for fridge freezer. Useful pantry offers additional storage space

Pantry

4'11" x 2'10" (1.50m x 0.86m)

Offering great additional storage space.

Inner Hallway

Doors lead into the cloakroom and to the garage. External uPVC half glazed door to the side footpath which provides both front and rear access.

Cloakroom/WC

5'6" x 3'6" (1.68m x 1.07m)

Comprising of a two piece suite which includes a low level WC and wash hand basin. The Worcester Bosch Combi boiler is located here, it is serviced and has a valid warranty up to 2030. The Consumer unit is also located in the cloakroom.

First Floor Landing

6'5" x 2'10" (1.96m x 0.86m)

Original airing cupboard now provides good additional linen/toiletry storage and also has a radiator.

Front Double Bedroom One

14'6" x 11'5" (4.42m x 3.48m)

Spacious main double bedroom with front aspect window. Useful over stairs storage cupboard. Access to the insulated loft space.



En-Suite Shower Room

5'7" x 5'3" (1.70m x 1.60m)

Comprising of a 3 piece suite which includes a shower cubicle with electric shower, wash hand basin and low level WC. Front aspect obscure glazed window.

Front Double Bedroom Two

15'9" x 7'4" (4.80m x 2.24m)

A generous second double bedroom which benefits from plenty of natural light from the dual aspect front and rear windows.

Rear Bedroom Three

9'1" x 7'5" (2.77m x 2.26m)

A versatile bedroom which could also be used for office, study, hobby room or for home working space. Rear aspect window overlooking the landscaped gardens.

Superb Shower Room

7'7" x 5'11" (2.31m x 1.80m)

Re-fitted family shower room which comprises of a 4 piece suite which includes a fabulous walk into shower area with mains shower, pedestal wash hand basin, low level WC and bidet.

Attached Garage

17'3" x 8'0" (5.26m x 2.44m)

With lighting and power. Space and plumbing for the washing machine.

Outside

Front open plan lawn with mature tree and side driveway which provides ample car parking spaces. Access to the single attached garage.

Good sized enclosed SOUTH WESTERLEY facing rear gardens which have been professionally landscaped with substantially fenced boundaries. Generous paved patio area with low sleeper border having a raised Plum slate low maintenance garden area.





Low gradient stepping to the upper garden with attractive sleeper border and further low stepping to the fabulous, fully stocked and well established planted area. Set with an abundance of attractive shrubs, plants and mature trees.. There is also external lighting and water tap.



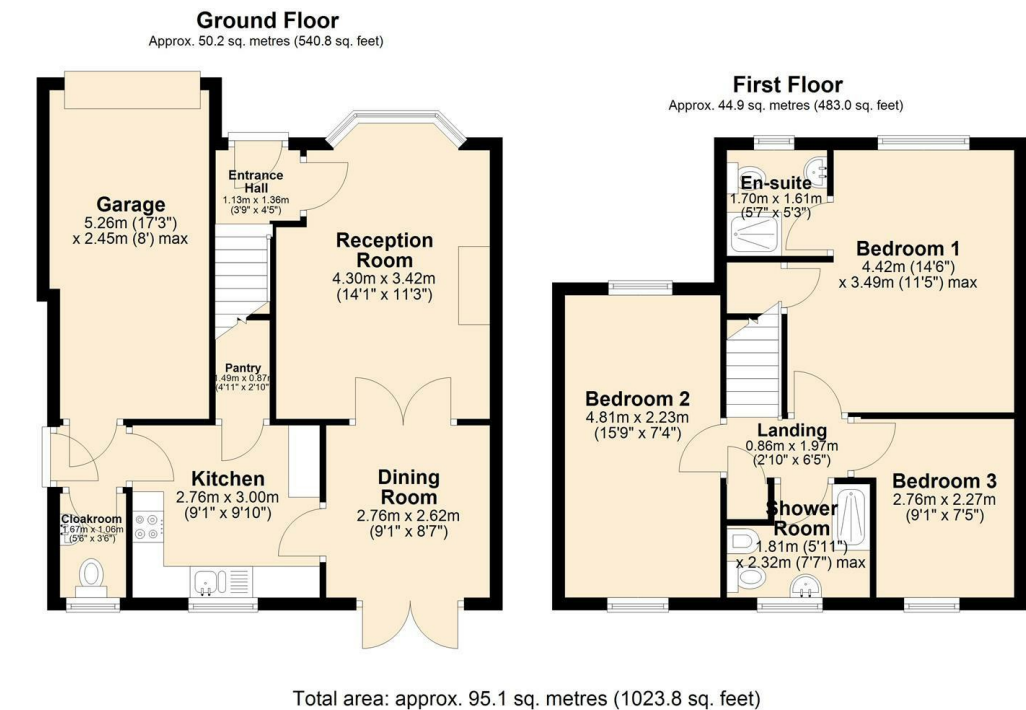
School catchment areas

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.

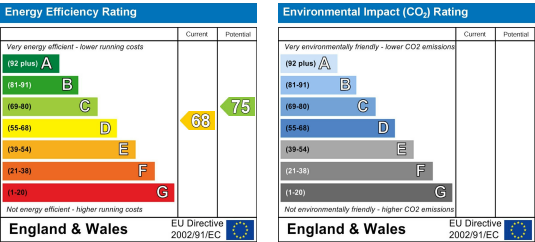
Floor Plan



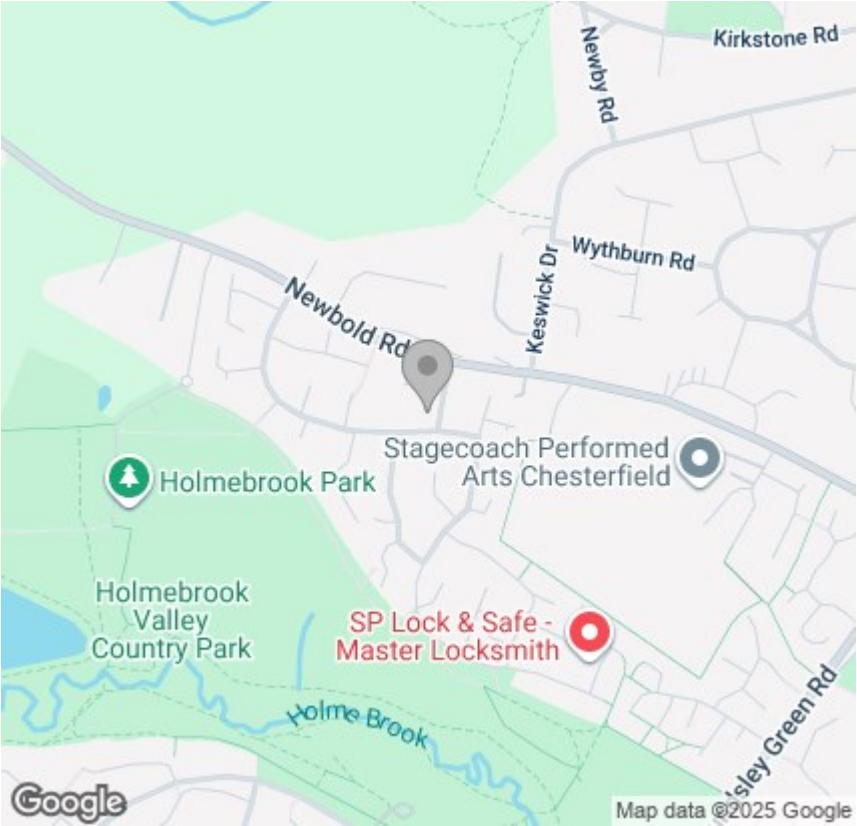
Viewing

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.

