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estate agents

37 Mansfeldt Road
Newbold, Chesterfield, S41 7BW

Guide price £475,000

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Internal viewing is absolutely imperative to fully appreciate this impressive period FOUR BEDROOM DETACHED FAMILY HOUSE which has undergone a full scheme of refurbishment but retains a wealth of charm and original character! Enjoys an attractive roadside presence, set back on this treelined, most sought after residential location in Newbold within close proximity to Chesterfield Town Centre! Easy access to motorway networks & Chesterfield train station. Linacre Reservoir & Holmebrook Valley Park, the stunning Peak District & Chatsworth House. are close by along with local amenities, shops, reputable schools & bus service into Chesterfield.

Internally well proportioned family living space of over 1500 Sq ft benefits from gas central heating (combi boiler) uPVC double glazing and includes porch, spacious entrance hall, cloakroom/WC, stunning dining kitchen with snug room off and conservatory. Formal reception room with feature inset hearth & multi fuel burner, cinema/sitting room. Galleried landing to first floor, main double bedroom, two further double bedrooms and versatile 4th bedroom which could be used for office/home working. Luxury 3 piece family bathroom & separate WC. Scope for attic conversion(subject to consent

Mature well established front garden beds, lawn areas which flow around to the side of the property. Generous driveway provides ample car parking spaces. Fabulous generous rear gardens which offer the perfect setting for family and social fresco dining, play and entertainment! Brick block patio area, lawns and curved borders fully stocked. Feature pathway leads to a perfectly placed raised feature decking area, superb area for children's play enjoyment set amongst mature fruit trees. Workshop, garden shed, log store & external lighting/electrics.

Additional Information

Gas Central Heating - Combi boiler new in 2023- serviced annually

Cavity Wall Insulation

uPVC double glazed windows

Chrome electrical sockets with USB points

Gross Internal Floor Area- 144.7Sq.m/ 1557.3Sq.Ft.

Council Tax Band -E

Secondary School Catchment Area -Outwood Academy Newbold





Side Entrance Porch

3'8" x 3'0" (1.12m x 0.91m)

Side uPVC entrance door leads into the side porch which in turn leads into the main spacious entrance hall.

Impressive Entrance Hall

17'10" x 7'5" (5.44m x 2.26m)

A spacious light and airy entrance hall with splendid feature staircase rising to the first floor. Hallway and staircase/landing all replastered.

Cloakroom/WC

6'0" x 3'3" (1.83m x 0.99m)

Refitted with a 2 piece suite with low level WC and wash hand basin set in vanity cupboard. Heated wall radiator.

Impressive Dining Kitchen

18'9" x 14'9" (5.72m x 4.50m)

Comprising of a range of base and wall units with concealed lighting & complimentary wooden work surfaces and inset double ceramic sinks. Integrated double oven and microwave, Induction Hob with feature reflective splash back and chimney extractor. Integrated dishwasher and washing machine. Space for fridge/freezer. Double pull out larder store cupboards. Downlighting. Combi boiler. Rear aspect bay window overlooking the gardens. Door to the rear patio.

Dining Room/Snug

11'0" x 9'2" (3.35m x 2.79m)

French doors lead into the Conservatory.

uPVC Conservatory

11'11" x 8'1" (3.63m x 2.46m)

Lovely garden views and door onto the patio.

Reception Room

15'2" x 11'11" (4.62m x 3.63m)

Splendid well proportioned family living room with side and front aspect windows. Original storage cupboards with open shelving and picture rails. Inset feature brick fireplace with hearth and Multi Fuel Burner.

Cinema/Sitting Room

12'5" x 9'0" (3.78m x 2.74m)

Fabulous second family reception room converted from the original garage and which is currently used as a Cinema room with additional sound insulation. Downlighting and additional attic storage space above.

First Floor Gallery Landing

15'4" x 7'5" (4.67m x 2.26m)

Fabulous original staircase and landing which have both been replastered climbs to the first floor accommodation. Access via a retractable ladder to the insulated loft space with lighting and boarding. Excellent potential for loft conversion (subject to consents)

Principal Double Bedroom

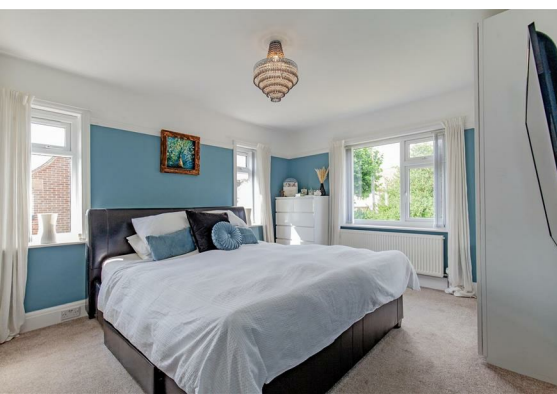
15'0" x 12'0" (4.57m x 3.66m)

Beautifully presented spacious double bedroom which enjoys natural light from two side and a front elevation windows.

Rear Double Bedroom Two

10'11" x 10'5" (3.33m x 3.18m)

A second double bedroom with front and rear aspect window.





Rear Double Bedroom Three

11'1" x 9'2" (3.38m x 2.79m)

A further third double bedroom with side and rear aspect window enjoying views over the rear gardens. Original store cupboard. Fire escape window.

Front Single Bedroom Four

8'2" x 6'4" (2.49m x 1.93m)

A versatile fourth bedroom which could be used for office/study or home working space. Front aspect window.

Luxury Family Bathroom

7'9" x 7'5" (2.36m x 2.26m)

Quality fitted 3 piece family bathroom comprising of a free standing slipper bath with shower spray attachment, wash hand basin set in vanity unit with wall mirror & lighting above, double shower cubicle with mains shower and feature radiator. Continental style flooring.

Separate WC

4'7" x 2'9" (1.40m x 0.84m)

Comprising of a Low level WC.

Outside

Front low stone walling with mature well established garden beds and lawn areas which flow around to the side of the property with mature hedged boundaries. Generous driveway being partly paved and provides ample car parking spaces.

Fabulous generous rear gardens which offer the perfect setting for family and social fresco dining, play and entertainment!. Brick block patio area, well tended lawns and curved borders that are fully stocked with an abundance of beautiful plants, bushes and trees. Feature pathway leads further down the garden to a perfectly placed raised feature ranch style roped decking area, superb area for children's play enjoyment set amongst mature fruit trees. Substantial workshop with power & lighting, garden shed and log store. External electrical socket.

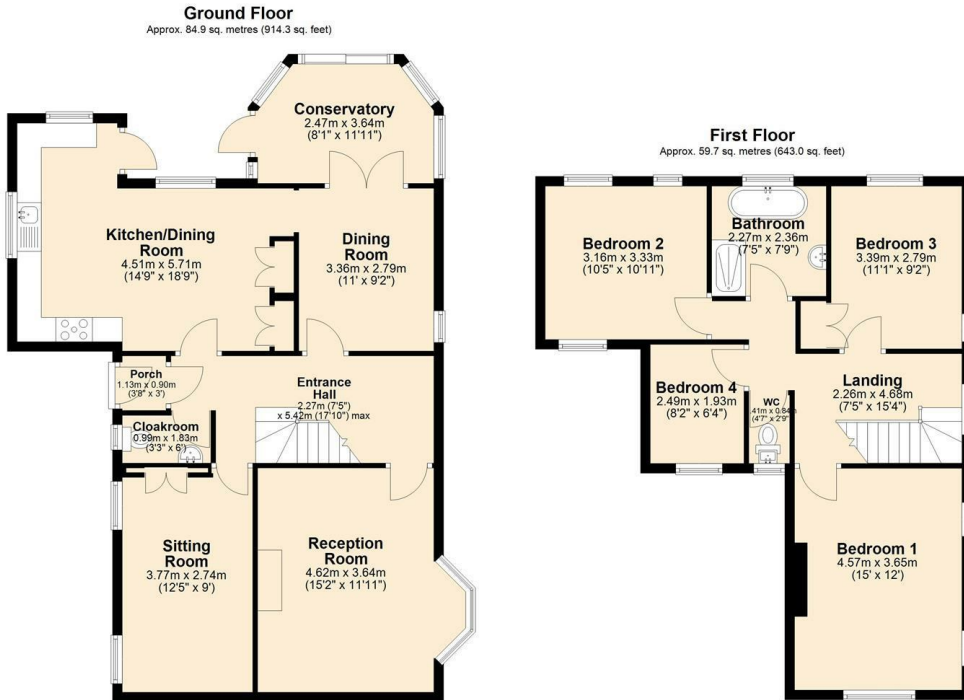


School catchment areas

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

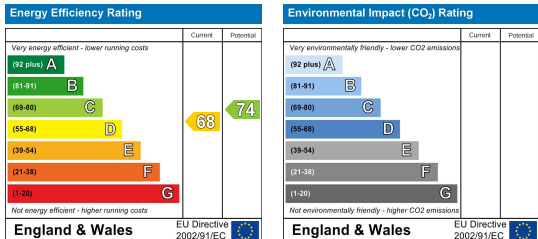


Total area: approx. 144.7 sq. metres (1557.3 sq. feet)

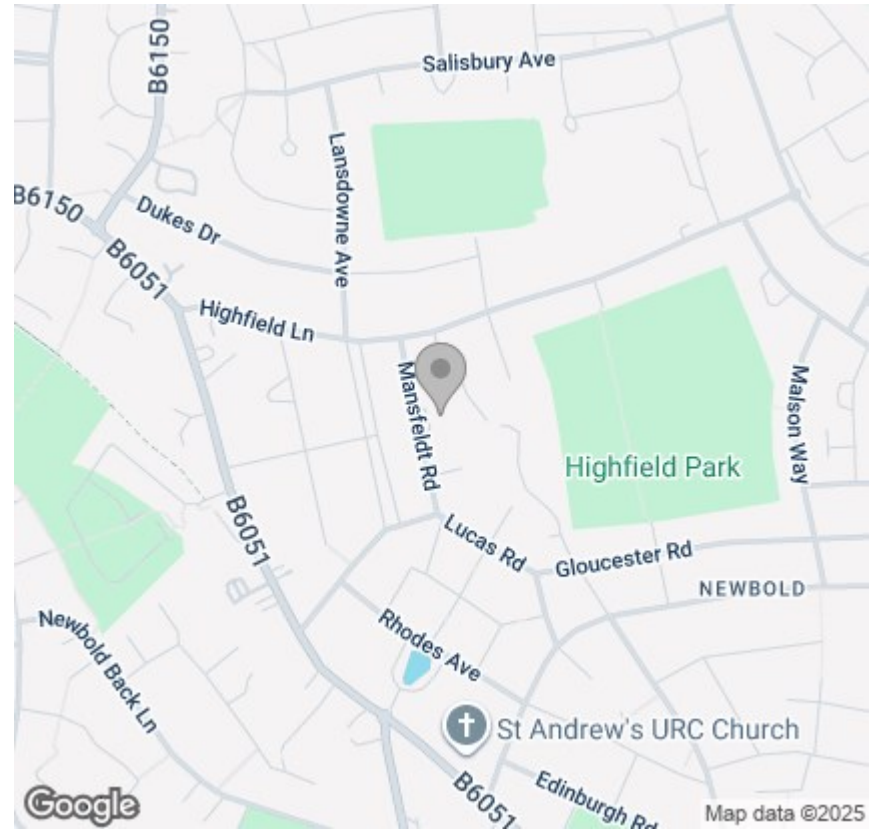
Viewing

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.

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