



wards
estate agents

3 Bank Wood Close

Upper Newbold, Chesterfield, S41 8XQ

Offers in the region of £450,000

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Fabulous generously proportioned(1462 Sq Ft) FIVE BEDROOM(FOUR DOUBLES) +TWO BATHROOM EXECUTIVE FAMILY DETACHED HOUSE! Enjoys an enviable cul de sac position on the fringe of Holme Brook Valley Park on this extremely popular and highly sought after residential development. Benefits from easy access to local reputable schools, shops, bus routes, Linacre Reservoir and all main commuter road links to Dronfield, Sheffield and Chesterfield.

Stylishly decorated throughout the impeccably presented family accommodation comprises of entrance hall, cloakroom/WC, superb reception room with inset hearth & log burner, dining room with French doors onto the garden, splendid breakfasting kitchen with quality integrated appliances, versatile playroom which could be used for office/ground floor bedroom or home working.

To the first floor, principal double bedroom with range of fitted wardrobes and exquisite en suite shower room, three further double bedrooms (two with fitted wardrobes) fifth versatile bedroom which is also good for office or home working, luxury fully tiled family bathroom with 3 piece suite with Walnut fittings.

Superb front pressed concrete driveway provides ample car parking spaces. Front remotely controlled garage door gives access to the useful log store. Rear of garage is currently converted into a playroom.

Fabulous sun blessed SOUTH FACING rear landscaped garden with substantial fenced boundaries. Impressive decking area with low level sleeper edging and steps to the upper Italian Porcelain Patio. With a nice area of artificial lawns and play area with a further raised decking with timer set lighting also to the steps, additional sleeper edge plum slate bed- A perfect setting for external family and social fresco dining and entertainment!! External side store/ shed with power and security alarm.

Additional Information

Gas Central Heating-Viessmann gas boiler- annually serviced
uPVC Double Glazed Windows
uPVC front facias and feature composite window facias replaced in 2024
Dual Zone Security Alarm System
CCTV -4 camera Hikvision system
Upgraded stylish internal doors
Gross Internal Floor Area-135.9Sq.m/1462.6Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area -Outwood Academy Newbold
WITHIN VERY CLOSE PROXIMITY OF ST MARYS RC HIGH SCHOOL

Entrance Hall

18'8" x 9'3" (5.69m x 2.82m)

Feature front composite entrance door with glazed side panels leads into the entrance hallway. Useful understairs storage space.





Reception Room

17'3" x 12'3" (5.26m x 3.73m)

Splendid generously proportioned family reception room with front aspect box bay window. Feature inset hearth with Oak mantle and inset log burner. Media wall and ceiling coving. Distressed Oak effect laminate flooring.

Dining Room

10'10" x 9'7" (3.30m x 2.92m)

Well presented dining room with uPVC French doors leading onto the rear gardens. Feature radiator and door leading into the kitchen.

Superb Breakfasting Kitchen

17'2" x 7'8" (5.23m x 2.34m)

Comprising of a full range of stylish base and wall units with complementary work surfaces, inset stainless steel sink unit and tiled splashbacks. Integrated Siemens double oven, halogen hob and extractor fan above. Integrated dishwasher. Feature pelmet down lighting and additional ceiling spots. Porcelain tiled flooring. Half glazed uPVC door to the rear.

Cloakroom/WC

4'11" x 3'8" (1.50m x 1.12m)

Comprising of a 2 piece suite with low level WC and wash hand basin. newly tiled floor.

Family Room

15'0" x 8'4" (4.57m x 2.54m)

A fabulous versatile room converted from the original garage. Currently used as a playroom but is also perfect for office/ home working or even a ground floor bedroom if required. The consumer unit and Viessmann boiler is located here. Space and plumbing for washing machine. Studded wall divider between the front of the garage, so can easily be converted back to garage use also if preferred.

First Floor Landing

15'8" x 7'0" (4.78m x 2.13m)

Feature wooden glazed staircase climbs to the first floor landing. Airing cupboard and cylinder water tank. Access via a retractable ladder to the loft space which has boarding, lighting and power.

Principal Double Bedroom

17'0" x 12'1" (5.18m x 3.68m)

Beautifully presented main double bedroom with front aspect box bay window. Stylish mirror fronted range of wardrobes with sliding doors and internal hanging , drawers and surplus amounts of storage space.

Exquisite En-Suite

6'1" x 4'3" (1.85m x 1.30m)

Superbly fitted en suite shower room with attractive wall panelling. Comprising of a 3 piece suite which includes a double shower area with mains rainfall shower and additional shower attachment hose, low level WC and half pedestal modern wash hand basin. Anthracite heated towel rail, downlighting and laminate flooring.

Front Double Bedroom Two

13'5" x 10'1" (4.09m x 3.07m)

A second good sized double bedroom with front aspect window. Range of triple wardrobes. Useful inset storage area. TV point and downlighting.

Rear Double Bedroom Three

9'5" x 8'8" (2.87m x 2.64m)

Nicely presented and subtly decorated third double bedroom with rear aspect window enjoying views over the gardens.

Rear Double Bedroom Four

13'4" x 9'9" (4.06m x 2.97m)

A further double bedroom with rear aspect window overlooking the gardens. Lovely range of triple mirror fronted wardrobes with hanging and shelving. Downlighting.

Rear Single Bedroom Five

8'6" x 7'9" (2.59m x 2.36m)

A good sized fifth bedroom with rear aspect window. A versatile room which could be used for office/study or home working.





Luxury Family Bathroom

7'2" x 5'7" (2.18m x 1.70m)

Stunning fully tiled family bathroom comprising of a quality 3 piece suite comprising of a shower bath with mains shower and shower screen, wash hand basin and low level VVC set within modern Walnut vanity cupboards. Attractive complementary wall mirror and chrome heated towel rail. Tiled flooring.

Outside

Superb front pressed concrete driveway provides ample car parking spaces. Front remotely controlled garage door gives access to the useful log store. Rear of garage is currently converted into a playroom.

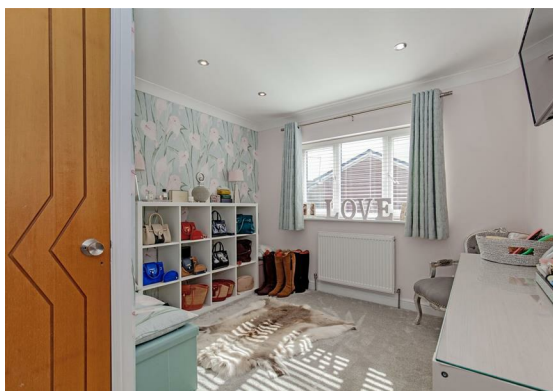
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Log Store



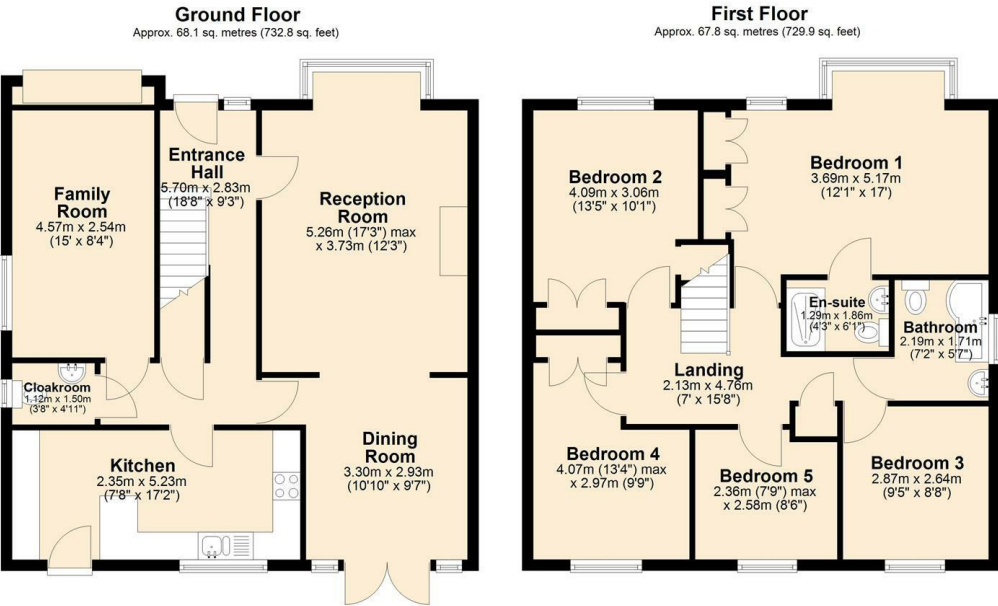
School catchment areas

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

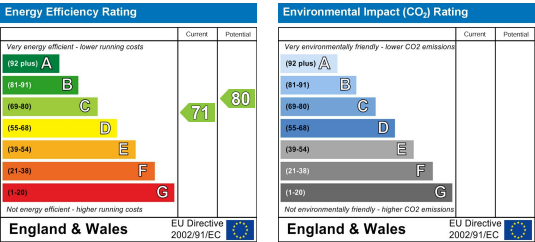


Total area: approx. 135.9 sq. metres (1462.6 sq. feet)

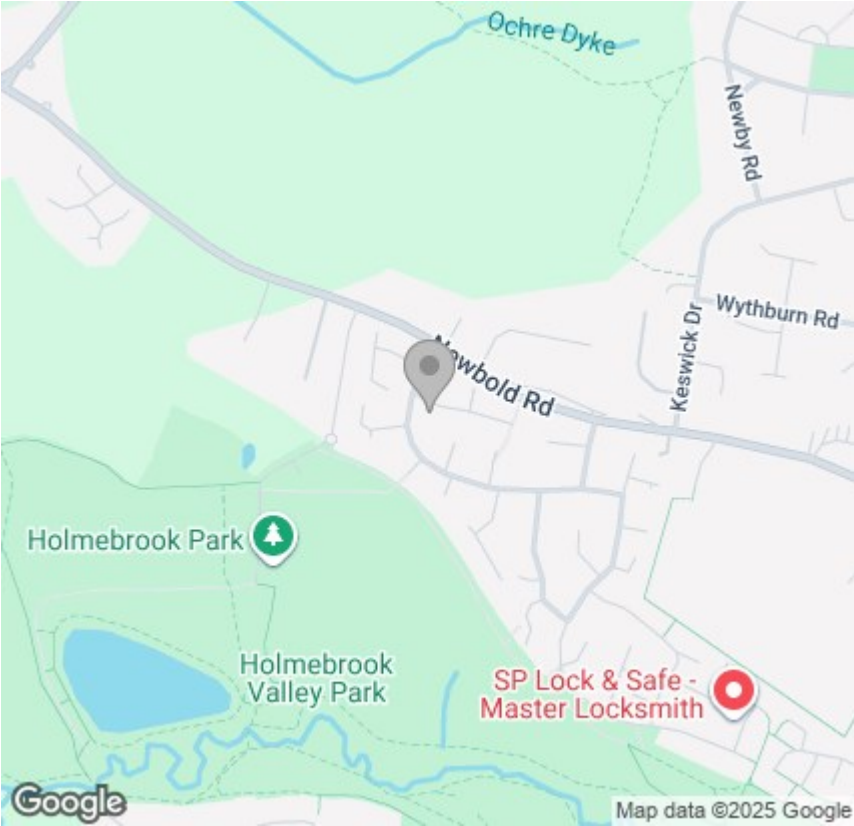
Viewing

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.

