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estate agents

5 Princess Street

Newbold, Chesterfield, S41 7EX

Guide price £240,000

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Early viewing is highly recommended of this well presented and generously proportioned **THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOUSE** which offers extremely generous family living space set over 3 levels! Situated in this extremely popular residential location which offers easy access to local amenities, town centre, train station, bus routes and within Brookfield School Catchment.

Internally the deceptively spacious accommodation benefits from gas central heating (Comb boiler new in 2022 & serviced) and uPVC double glazing with feature window shutters. Comprises:- front porch into the entrance hallway, front reception room with bay window, dining room, modern integrated kitchen and extremely useful cellar/utility space which is perfect for storage facility. To the first floor front generous double bedroom, rear double bedroom and family bathroom with 3 piece suite including roll top bath. Second floor attic conversion completed in 2005 with BR certification provides a superb principal bedroom with Velux window and range of fitted wardrobes.

Front low boundary wall and forecourt garden with wrought iron access gate. Side footpath leads to the rear.

Rear raised patio area with glazed balustrade (cast iron table & chairs are included) Outside Lantern. Enclosed cottage style garden with well established mature trees, shrubbery and planting. Feature arched trellis with climbing plants and a lovely paved sun patio with pergola which creates a perfect setting for social and family enjoyment. External water tap and garden seat which is included in the sale.

Additional Information

Loft conversion completed in 2005 with building regulation certification.

Gas Central Heating - Worcester Bosch Combi- New in 2022 and serviced annually
uPVC double glazed windows
Gross Internal Floor Area - 124.1Sq.m/ 1336.2Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area-Brookfield Community School





Front Porch

3'1" x 2'5" (0.94m x 0.74m)

Front door leads into the porch with internal door into the hallway.

Entrance Hall

12'6" 3'1" (3.81m 0.94m)

Spacious entrance hall with stairs leading to the first and second floor accommodation.

Reception Room

13'11" x 11'10" (4.24m x 3.61m)

Generously proportioned family reception room with superb front aspect bay window with fitted window shutters. Feature fireplace with cast iron inset and gas-fire and original coving to the ceiling.

Dining Room

12'8" x 12'0" (3.86m x 3.66m)

Good sized dining room with rear aspect window. Distressed Oak laminate flooring. Access door leading into the superb cellar/utility space.

Cellar

11'7" x 5'7" (3.53m x 1.70m)

This is a fabulous storage area where the Worcester Bosch Combi boiler is also located. The boiler was installed in 2022 and is annually serviced. Space is also provided for fridge/freezer. Space and plumbing for washing machine.



Utility Room

7'9" x 6'9" (2.36m x 2.06m)

A further extremely useful storage space where there is also space and plumbing for the dishwasher.

Superb Integrated Kitchen

7'10" x 7'5" (2.39m x 2.26m)

Comprising of a range of base and wall units with complimentary work surfaces with inset ceramic sink and feature tiled splash backs. Integrated electric oven and gas hob. Space for fridge.

First Floor Landing

12'8" x 5'10" (3.86m x 1.78m)

Impressive feature wooden staircase from the ground floor provides access to both the first and second floor accommodation.

Front Double Bedroom Two

15'5" x 11'11" (4.70m x 3.63m)

Well proportioned double bedroom with two front elevation windows with shutters.

Rear Double Bedroom Three

12'8" x 9'4" (3.86m x 2.84m)

Generous double bedroom with rear aspect window with fitted shutters.





Family Bathroom

7'10" x 7'5" (2.39m x 2.26m)

Family bathroom with feature half wall panelling. Comprises of a 3 piece suite which includes a free standing roll top bath, pedestal wash hand basin and low level WC.

Second Floor Landing

5'4" x 2'6" (1.63m x 0.76m)

Principal Double Bedroom One

14'6" x 14'0" (4.42m x 4.27m)

Loft conversion completed in 2005 with building regulation certification.

Splendid second floor main double bedroom with Velux window with fitted blinds. Surplus amounts of storage to the eaves and a superb range of complimentary double and single fitted wardrobes. Downlighting. Rooftop views are enjoyed from this bedroom.

Outside

Front low boundary wall and forecourt garden with wrought iron access gate. Side footpath leads to the rear.

Rear raised patio area with glazed balustrade (cast iron table & chairs are included) Outside Lantern. Enclosed cottage style garden with well established mature trees, shrubbery and planting. Feature arched trellis with climbing plants and a lovely paved sun patio with pergola which creates a perfect setting for social and family enjoyment. External water tap and garden seat which is included in the sale.

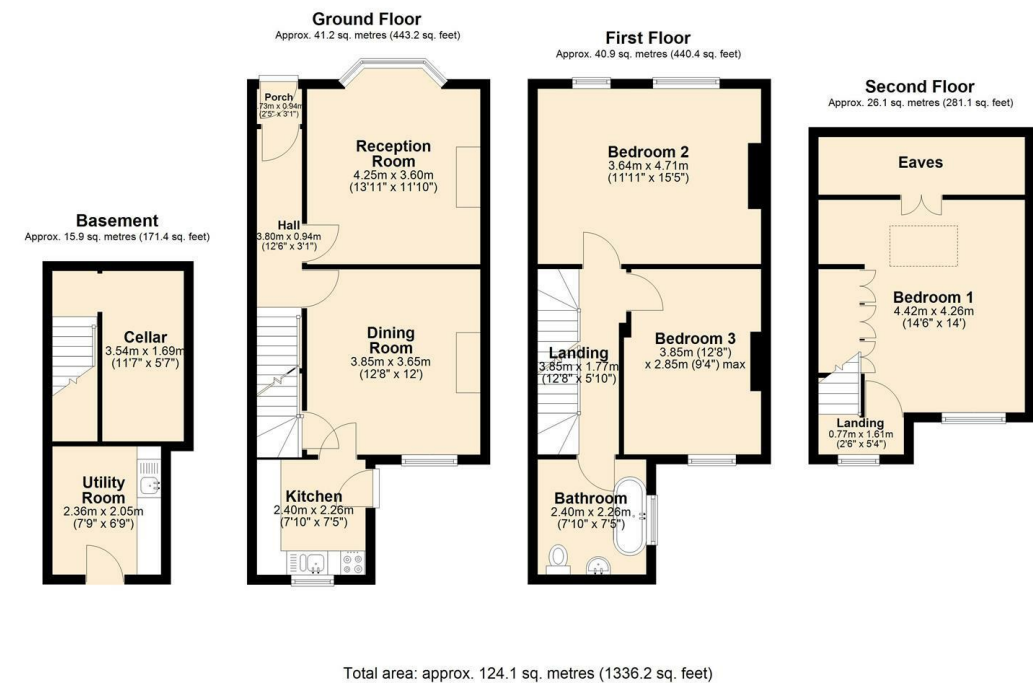


School catchment areas

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.

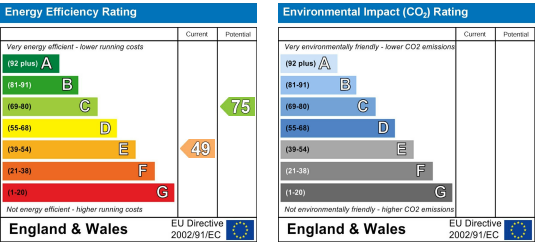
Floor Plan



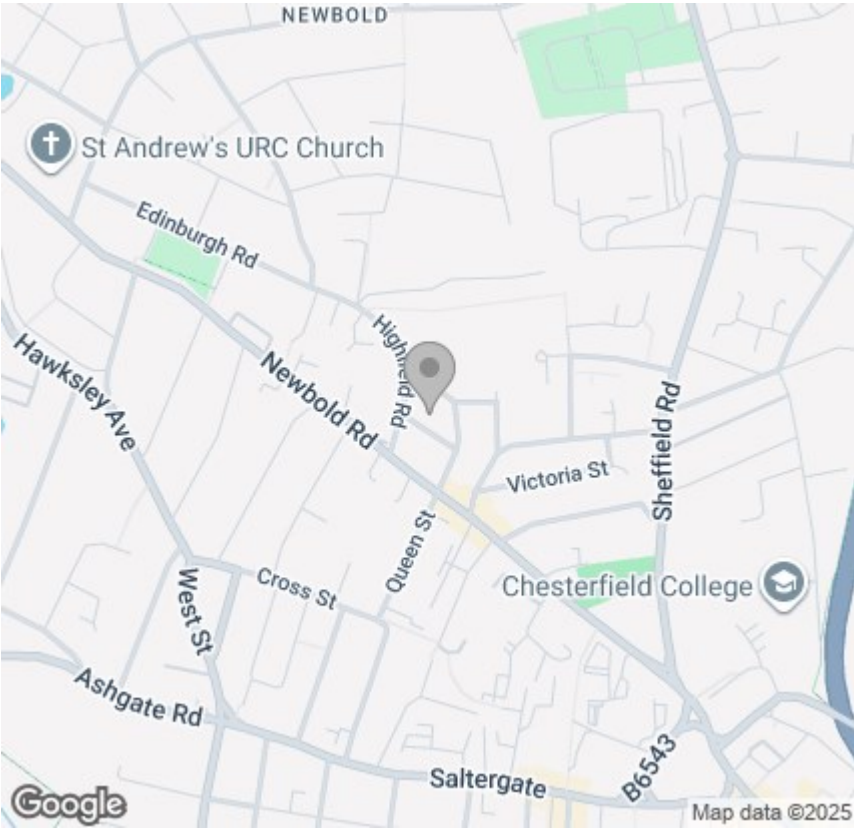
Viewing

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.

