



**wards**  
estate agents

**62 Greenside Avenue**

Newbold, Chesterfield, S41 8SD

**Guide price £300,000**

## 62 Greenside Avenue

Newbold, Chesterfield, S41 8SD

Guide Price £300,000 - £310,000

Early Viewing is Highly Recommended of this generously proportioned EXTENDED FOUR BEDROOM/TWO BATHROOM SEMI DETACHED FAMILY HOUSE which offers over 1300 sq ft of family living space!! Situated in this ever popular residential area being within close proximity to schools, bus routes, local amenities and easy access to good commuter links via the A61/617 to Dronfield, Sheffield and Chesterfield Town Centre/ Train Station.

Internally the accommodation benefits from gas central heating with Combi boiler, uPVC double glazing and comprises of spacious entrance hall, front reception room open plan to the dining room, superb fully integrated kitchen, utility room, and second versatile family room. To the first floor there is a extended principal bedroom with fitted wardrobes and fully tiled en suite, second double bedroom with fitted wardrobes, third double bedroom and versatile forth bedroom, fully tiled family bathroom with 3 piece White suite.

To the front of the property, block paved driveway with ample car standing space.

Private enclosed rear garden with fenced boundaries. Mature trees and shrubs, patio with steps perfect setting for outside social/family entertaining/enjoyment. Outside water tap, shed and greenhouse.

### Additional Information

Gas Central Heating- Ideal Combi Boiler - Installed in 2021

uPVC Double Glazed windows

Gross Internal Floor Area- 126.0Sq.m/1356.8Sq.Ft.

Council Tax Band - B

Secondary School Catchment Area -Whittington Green School

### Entrance Hall

14'0" x 4'0" (4.27m x 1.22m)

Spacious entrance hall, leading into the reception room, and french doors leading into the family room.





### Reception Room

18'0" x 11'9" (5.49m x 3.58m)

Well presented family living room with front aspect window. Stairs leading to the first floor, and open plan to the dining room. Electric fire, with surround set upon hearth.

### Dining Room

9'10" x 9'0" (3.00m x 2.74m)

Well proportioned dining room, with french doors leading out onto the rear gardens.

### Superb Intergrated Kitchen

11'3" x 8'7" (3.43m x 2.62m)

Being re-fitted and comprising of a range of wall and base units in Grey Gloss, complementary wooden worktops with inset sink and feature tiling. Integrated, fridge/freezer, dishwasher, washing machine. Integrated electric oven and induction hob with extractor fan above.

### Utility Room

11'2" x 6'11" (3.40m x 2.11m)

Versatile space, currently used for storage with fitted store cupboards and french doors leading out onto the rear gardens.

### Family Room

11'4" x 6'11" (3.45m x 2.11m)

A second versatile family living space on the ground floor, which could be utilised as a second reception room, or home working office.

### First Floor Landing

7'7" x 6'2" (2.31m x 1.88m)

Access to the insulated and boarded loft space, with retractable ladder.

### Principle Double Bedroom One

20'6" x 6'10" (6.25m x 2.08m)

Benefitting from fitted wardrobes and access to the en-suite.

### En - Suite

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

Fully tiled en-suite comprising of a 3 piece suite which includes a pedestal wash hand basin, w/c and shower enclosure with shower and screen.

### Fount Double Bedroom Two

11'9" x 11'4" (3.58m x 3.45m)

Good sized bedroom, fitted wardrobes with sliding doors.

### Rear Double Bedroom Three

11'0" x 9'11" (3.35m x 3.02m)

A further spacious double bedroom with rear aspect window, and views over the rear gardens.

### Front Single Bedroom Four

12'3" x 6'2" (3.73m x 1.88m)

A versatile spacious fourth bedroom with front aspect window. Could also be used for office/study/home working space.





### Family Bathroom

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

Being fully tiled family bathroom which comprises of a White 3 piece suite which includes a wash hand basin set within a vanity unit, low level w/c and shower bath having overhead shower with screen. The Combi boiler is located here.

### Workshop

11'9" x 7'10" (3.58m x 2.39m)

Useful outside storage space with power and lights.

### Outside

Block paved driveway with ample car standing spaces.

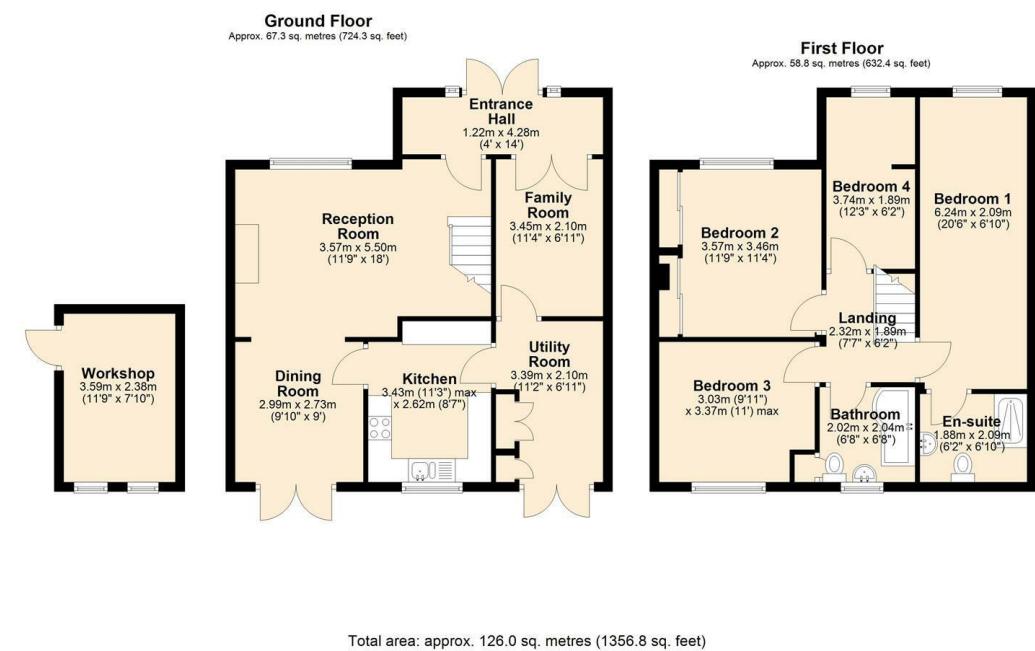
Private enclosed rear garden with fenced boundaries. Mature trees and shrubs, patio with steps creates a perfect setting for outside social/family entertaining/enjoyment. Outside water tap, shed and greenhouse.

### 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.

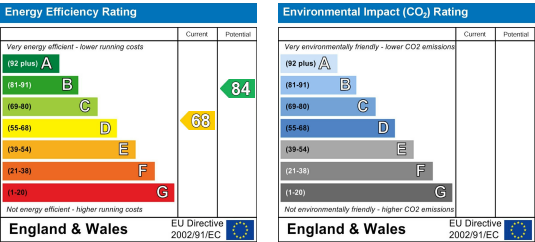
Floor Plan



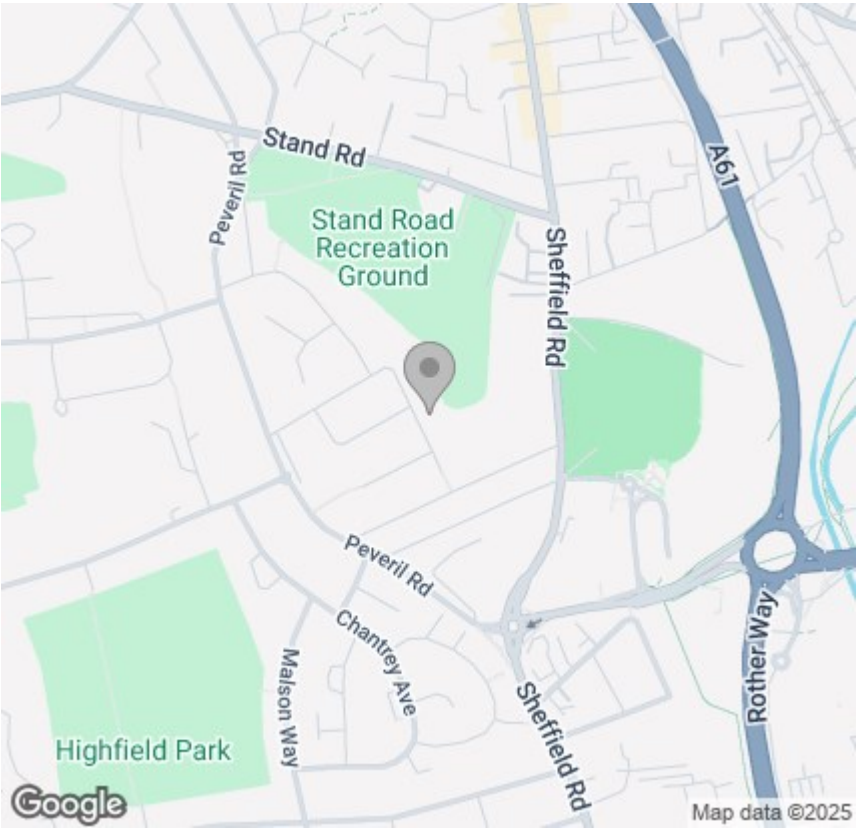
Viewing

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.

