



w**ards**
estate agents

180 Peveril Road
Newbold, Chesterfield, S41 8SH

£250,000

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Offered to the market with NO CHAIN and IMMEDIATE POSSESSION!!

Deceptively spacious extended FOUR BEDROOM DETACHED BUNGALOW which is set within just under 1/4 acre WEST FACING rear garden plot! Situated within close proximity to all local amenities, schools, bus routes, shopping supermarkets, pubs, restaurants, hotels, easy access to the train station, hospital, road commuter links via the A61 to Dronfield & Sheffield and the A617 to M1 Motorway J29.

In need of a full scheme of modernisation the extended accommodation of over 1043 sq ft offers versatile options and currently benefits from gas central heating with a combi boiler, uPVC double glazing. Comprises of entrance hall, front main bedroom, reception room, shower room, kitchen, two further rear bedrooms and rear lounge.

Low front stone boundary wall with long driveway providing parking for 2/3 vehicles and leading to the attached garage. Fabulous rear West facing garden plot with patio area, large lawns, fruit trees, shed, greenhouse and external WC/Store.

Additional Information

Gas Central Heating- Vaillant Combi Boiler
uPVC Double Glazed Windows/fascias/soffits & gutters
Gross Internal Floor Area - 97.0 Sq.m. / 1043.8 Sq.Ft.
Council Tax Band - D
Secondary School Catchment Area -Whittington Green School

Entrance Hall

12'5" x 3'1" (3.78m x 0.94m)
Spacious entrance hall with front uPVC entrance door.

Front Double Bedroom One

14'3" x 10'0" (4.34m x 3.05m)
Front and side aspect windows. Fireplace with open grate.

Front Bedroom Three

10'10" x 7'3" (3.30m x 2.21m)
A good sized third bedroom with side aspect window.

Reception Room

14'2" x 8'11" (4.32m x 2.72m)
Front aspect window. Tiled fireplace with gas-fire

Partly Tiled Shower Room

10'10" x 4'11" (3.30m x 1.50m)
Comprising of a 3 piece suite with low level WC, wash hand basin and double shower cubicle with mains shower. Access to the loft space.





Kitchen

15'10" x 14'1" (4.83m x 4.29m)
Comprising of base units with inset stainless steel sink unit. Space for washer and fridge. Pantry. Range cooker. Vaillant Combi Boiler.

Inner Rear Hall

4'4" x 3'4" (1.32m x 1.02m)
Rear uPVC door to gardens.

Lounge

12'10" x 11'11" (3.91m x 3.63m)
Side aspect window. Fireplace with gas-fire.

Rear Double Bedroom Two

12'7" x 12'0" (3.84m x 3.66m)
Rear aspect window overlooking the gardens.

Rear Bedroom Four

8'9" x 8'0" (2.67m x 2.44m)
Rear aspect window overlooking the garden plot.

Separate WC

4'1" x 3'4" (1.24m x 1.02m)
Low level WC

Attached Garage

Outside

Low front stone boundary wall with long driveway providing parking for 2/3 vehicles and leading to the attached garage. Fabulous rear West facing garden plot with patio area, large lawns, fruit trees, shed, greenhouse and external WC/Store.

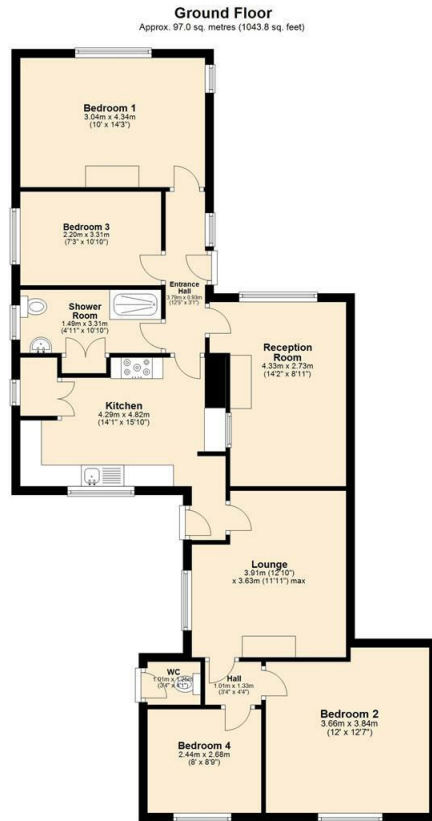


School catchment areas

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

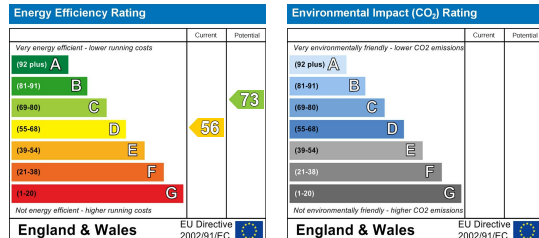


Total area: approx. 97.0 sq. metres (1043.8 sq. feet)

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.

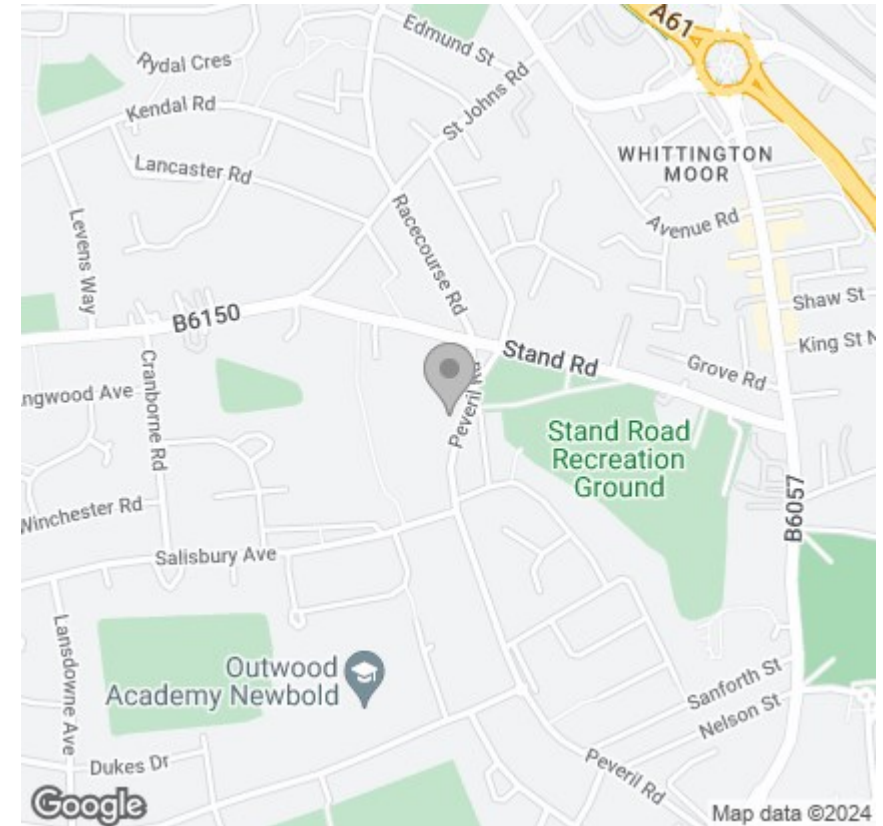
Energy Efficiency Graph



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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.

