



## 22 School House Way, Newbold, Chesterfield, S41 7QU

- GUIDE PRICE £400,000 to £415,000
- 4 WELL PROPORTIONED BEDROOMS
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING
- FAMILY DETACHED HOUSE
- MODERN KITCHEN
- SPACIOUS LOUNGE
- CALL HUNTERS NOW

**Guide Price £400,000 - £415,000**

**HUNTERS®**  
HERE TO GET *you* THERE

GUIDE PRICE £400,000 to £415,000

Welcome to this beautifully presented FOUR BEDROOM DETACHED HOUSE, located in Newbold.

Situated in an highly sought after location towards the Peak District, close to country walks, Holmebrook Valley Park, Linacre Reservoir & within catchment areas of Outwood Academy & St Mary Catholic High School.

STILL LIKE NEW, BUILT IN JUST 2018 & STILL UNDER NHBC WARRANTY - A PERFECT FAMILY HOME READY TO MOVE INTO!

Having approx 1258 square feet (116 square meters) of accommodation, downstairs you will find: the bright & spacious lounge with double doors onto the rear garden, modern fitted kitchen with integral appliances, laundry room, separate dining room, and WC.

Going upstairs, there are four well proportioned bedrooms (three doubles & one single - two of the bedrooms also have fitted wardrobes & one having a modern three piece shower room en suite) & the main three piece suite family bathroom with shower over bath.

Dual Zone, energy efficient gas central heating (combi boiler), uPVC double glazed windows & we understand ultra fast fibre optic broadband is available.

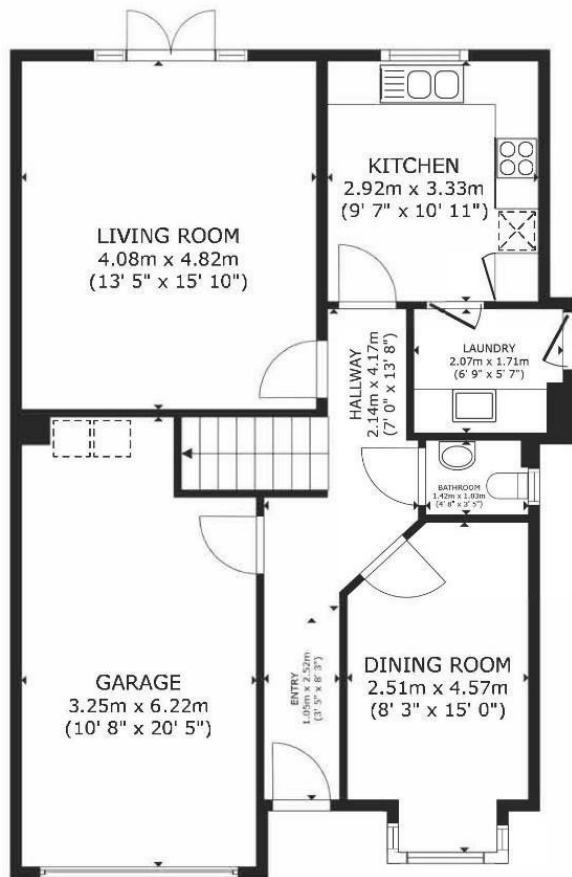
Private enclosed south-easterly facing rear garden with patio & lawn area with double power socket & outside tap, driveway parking for two cars & integral garage with electric door which also provides access into the entrance hall.

Don't miss out on viewing this property, call Hunters to book yours now!

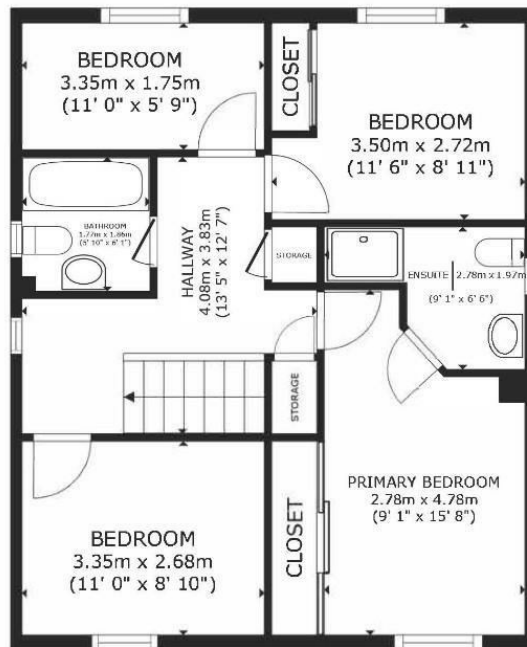
Freehold, Tax band E, EPC rating B.







GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 58.0 m<sup>2</sup> (624 sq.ft.) FLOOR 1 58.9 m<sup>2</sup> (634 sq.ft.)  
 EXCLUDED AREAS : GARAGE 19.0 m<sup>2</sup> (204 sq.ft.)  
 TOTAL : 116.9 m<sup>2</sup> (1,258 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents



### Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
 Tel: 01246 540540 Email:  
 Chesterfield@hunters.com <https://www.hunters.com>