



9 Upper Newbold Close, Upper Newbold, Chesterfield, S41 8XD

- 5 BEDROOMS
- MODERN BATHROOMS
- SPACIOUS LOUNGE
- EPC RATING C
- SOUGHT AFTER LOCATION
- DRIVEWAY PARKING FOR MULTIPLE CARS
- PRIVATE REAR GARDEN
- CALL HUNTERS NOW

Guide Price £450,000



MODERN, FAMILY HOME IN A HIGHLY SOUGHT AFTER LOCATION - EARLY VIEWING IS A MUST OF THIS FOUR / FIVE BEDROOM DETACHED PROPERTY.

On a **LARGE CORNER PLOT, WITH AN OPEN OUTLOOK TO THE REAR, IN A CUL DE SAC**, situated in Upper Newbold, this property has lots to offer & located only a short walk from Holmebrook Valley park, perfect for the whole family to enjoy together & within catchment area of good local schools.

Having flexible living accommodation, the property comprises:- spacious entrance hall, ground floor family room / bedroom five with ensuite shower room, dining room opening into the kitchen (with recently fitted kitchen worktops, integral washer, tumble dryer & dishwasher) & large lounge at the rear of the property with recently fitted sliding patio doors opening onto the rear garden.

On the first floor are four well proportioned bedrooms (one with ensuite & three bedrooms with fitted wardrobes), combined bathroom / WC, and spacious landing.

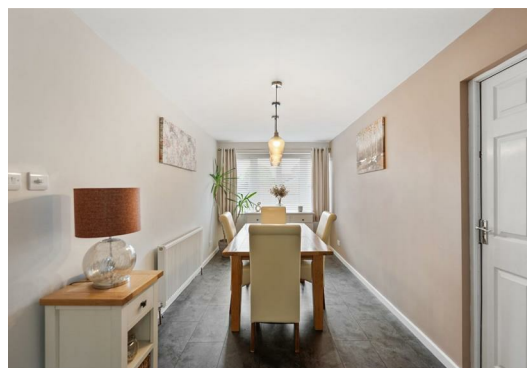
Gas central heating, uPVC double glazed, there is a burglar alarm system & solar panels which are owned generating an annual income for the new owner. Recently fitted loft access with pull down ladders.

Outside sees **DRIVEWAY PARKING** for multiple vehicles, integral single garage & private rear garden with decking & lawn.

FREEHOLD.

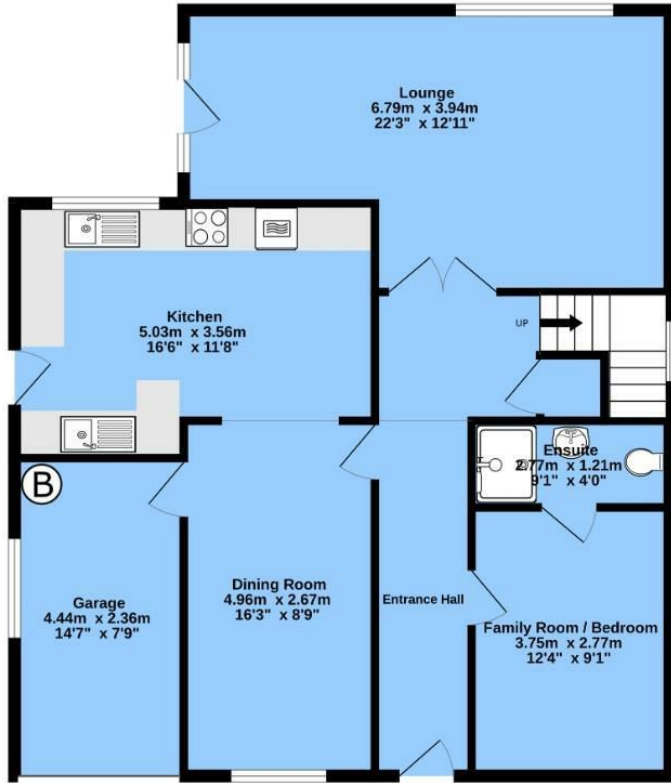
We understand the council tax band is D under Chesterfield Borough Council.

VIEWING IS A MUST, CALL HUNTERS NOW TO BOOK - PHONES ANSWERED 24/7!

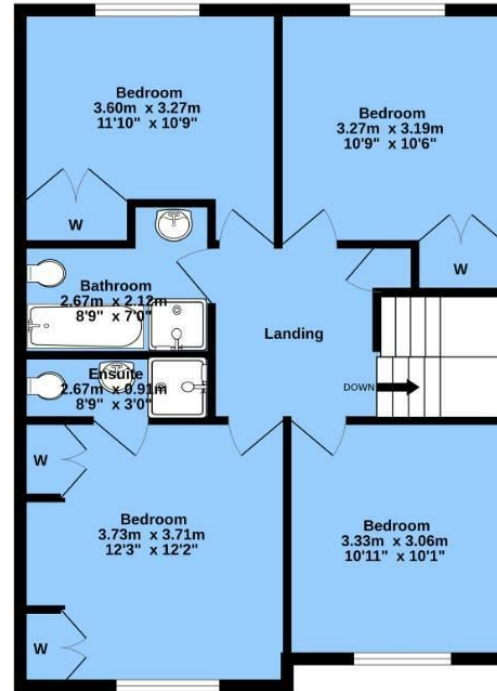




GROUND FLOOR
91.6 sq.m. (986 sq.ft.) approx.



1ST FLOOR
63.0 sq.m. (678 sq.ft.) approx.



TOTAL FLOOR AREA: 154.6 sq.m. (1664 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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) A			
(81-91) B		78	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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>