









£400,000 to £425,000 (Guide Price) Located in the sought after village of Newbold is this beautifully presented four bedroom detached house.

- Four Bedroom Detached House
- Modern Breakfast Kitchen
- Spacious Living Room With Double Doors Leading To The Rear Garden
- Sitting Room With Brick Feature Fireplace
- Study & Utility Room
- Five Double Bedrooms
- Two Bathrooms & Separate Shower Room
- Enclosed Rear Garden With Lawn & Patio Area
- Ample Off Road Parking Including A Garage
- Energy Rating D, Tenure; Freehold.













This is for my family...

- You'll love the spacious living room with double doors that lead onto the enclosed rear garden.
- The rear garden boasts both patio and lawn area, versatile for all the family to enjoy all year round.
- Four spacious bedrooms, two bathrooms and a shower room perfect for a growing family.
- Located within the catchment area of highly regarded schools with outstanding Ofsted reports.

Buying for myself and my partner...

- Beautifully decorated throughout creating a modern yet cosy feel with stunning features such as a brick fireplace the sitting room offers.
- The four well-proportioned bedrooms are perfect for when guests and family stay over.
- Shops and local amenities are close by, including being a short distance from Chesterfield Town Centre.

I'm looking for an investment...

- Prospective tenants would love the neutral decoration and beautifully landscaped garden. Tenure: Freehold















## Ground Floor

Approx. 119.0 sq. metres (1281.2 sq. feet)



## First Floor



Total area: approx. 208.4 sq. metres (2242.7 sq. feet)

We endeavour to make these particulars as accurate as possible, but they should only be used as guidance and they do not constitute any part of the contract. All measurements are approximate and no guarantees are made to the services, heating systems, appliances (if any) or fittings as to their working order and no warranty can be given or implied.

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