



19 Dukes Drive, Newbold

£625,000 Freehold

Modern four-bed detached home with open-plan kitchen, study, two reception rooms, en suite, landscaped south facing garden, integral garage, and ample parking. Ideal for family living.

Council Tax band: E | Tenure: Freehold | EPC: D

This well-presented four-bedroom detached home combines contemporary fittings with generous living spaces, a dedicated study and an established rear garden. A broad block-paved driveway provides ample off-road parking and leads to the integral garage, while mature planting complements the traditional brick frontage and striking contemporary entrance.

The heart of the home is the impressive open-plan kitchen, dining and rear living area. A vaulted ceiling, gable glazing and multiple Velux roof windows create a bright, airy setting, with the roof windows and their blinds conveniently operated by remote control. Hillarys shutters provide an elegant finish, while wide bi-fold doors open onto the garden terrace, creating an inviting space for entertaining and everyday family life.

The kitchen features discreet cabinetry and a substantial central island incorporating a sink, hob and generous preparation space. Appliances include a full-height Bosch fridge and freezer, a dishwasher and two Neff ovens, comprising a steam oven and a combination oven with microwave functionality. The adjoining dining area offers ample space for a large table, with coordinated wood-effect flooring connecting the open-plan accommodation.

A separate, generously proportioned living room provides a comfortable retreat, featuring a tall shuttered bay window and a multi-fuel burner within a substantial fireplace surround. Contemporary radiators and decorative lighting complete the room. A dedicated study, separate utility room with fitted cabinetry and sink, and an additional WC add practicality to the ground-floor accommodation.

Upstairs, four bedrooms offer flexibility for family and guest use. The principal bedroom features an expansive bay window and full-height fitted wardrobes, while bedroom two also benefits from extensive fitted storage. Bedroom three incorporates an adjoining dressing area with wardrobes and coordinated drawers, and the fourth bedroom offers versatility as a nursery or hobby room. Integral blinds fitted within the glazing provide a discreet finish throughout the home.

Outside, the south facing rear garden combines a paved terrace with a lawn, established trees and planted borders, providing an attractive outlook from the rear living area and space for outdoor dining and relaxation. The garage benefits from lighting, power and an electrically operated roller shutter door, with fixtures in place for a future EV charger installation.





Kitchen / living Area

11' 11" x 29' 4" (3.64m x 8.95m)

An impressive open-plan space combining a contemporary kitchen, dining area and vaulted living area. Discreet cabinetry provides extensive storage, complemented by a substantial island with a sink, hob and generous preparation space. Appliances include a full-height Bosch fridge and freezer, dishwasher and two Neff ovens, comprising a steam oven and an oven with microwave functionality. The living area features electronically operated Velux windows with remote-controlled opening and blinds, alongside Hillarys shutters and striking gable glazing. Wide bi-fold doors open onto the garden terrace, while coordinated flooring connects the space to the dining area.



Living room

28' 6" x 12' 8" (8.68m x 3.86m)

A generously proportioned reception room offering ample space for comfortable seating and entertaining. A multi-fuel burner sits within a substantial fireplace surround, creating an inviting focal point, while a tall bay window with fitted shutters brings in natural light. Vinyl flooring, contemporary vertical radiators and decorative wall lighting complete the room.





Utility Room

Complementing the kitchen, the utility room features contemporary wall and base cabinetry, a contrasting worktop and a stainless steel sink with mixer tap. Space beneath the worktop accommodates a washing machine, while additional cupboard storage helps keep household essentials organised. A radiator, extractor fan and recessed lighting complete the space.

Downstairs wc

3' 5" x 6' 9" (1.05m x 2.05m)

A neatly appointed cloakroom featuring a WC with concealed cistern and a wash hand basin with mixer tap and storage beneath. Marble-effect wall tiling with a decorative border complements the tiled floor, while a circular decorative glazed fake window adds character. A heated towel rail and extractor fan provide practical finishing touches.

Dining room

10' 0" x 13' 1" (3.06m x 3.99m)

Forming part of the open-plan kitchen and living space, this well-proportioned dining area offers ample room for a large dining table and additional storage furniture. Neutral décor and continuous wood-effect flooring create a cohesive finish, while decorative ceiling and wall lighting provide an inviting setting for family meals and entertaining. A radiator completes the room.





Bedroom 1

14' 2" x 12' 6" (4.31m x 3.80m)

A bright principal bedroom featuring an expansive bay window with tall glazing and integral blinds. Full-height fitted wardrobes provide extensive storage, with space for a double bed and additional bedroom furniture. Carpeted flooring, contemporary wall lights and vertical radiators create a comfortable and coordinated setting.



Bedroom 2

14' 4" x 12' 6" (4.38m x 3.80m)

A well-proportioned bedroom with space for a double bed and dressing furniture. Full-height fitted wardrobes provide generous storage, complemented by neutral décor, carpeted flooring and contemporary wall lighting. A broad window with integral blinds allows natural light into the room, with a radiator beneath.



Bedroom 3

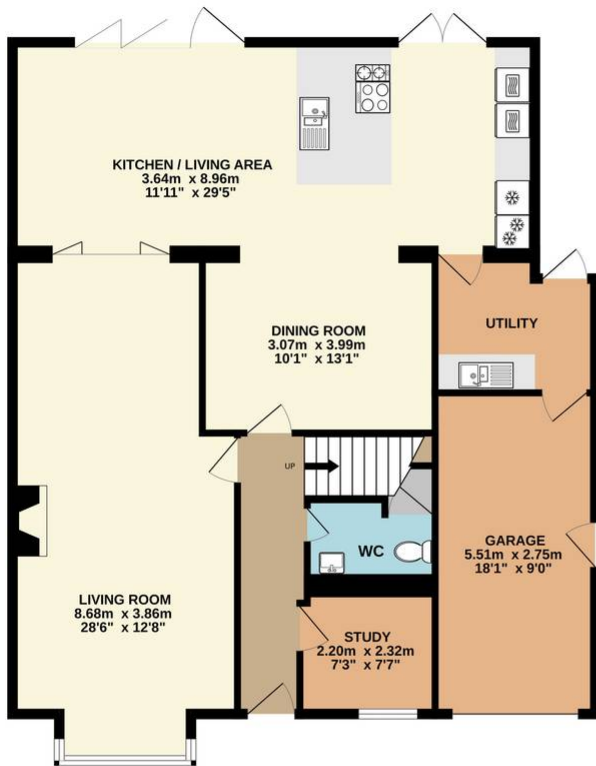
This bedroom benefits from a sleeping area and an adjoining dressing area fitted with an extensive range of wardrobes and coordinated drawer storage. Windows at either end bring in natural light, complemented by recessed ceiling lights and wall lighting. Neutral décor, carpeted flooring and radiators complete the accommodation.

Bedroom 4

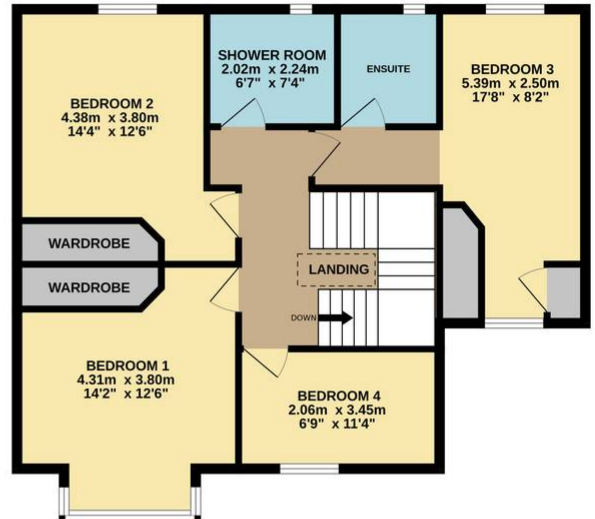
A versatile fourth bedroom with neutral décor and carpeted flooring, suitable for use as a bedroom, nursery or hobby room.



GROUND FLOOR
112.2 sq.m. (1207 sq.ft.) approx.



1ST FLOOR
72.4 sq.m. (780 sq.ft.) approx.



TOTAL FLOOR AREA : 184.6 sq.m. (1987 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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