



81 Newbold Back Lane, Newbold, Chesterfield, S40 4HH

- GUIDE PRICE OF £250,000 - £260,000
- SEMI DETACHED HOUSE
- SPACIOUS LONG REAR GARDEN
- THREE BEDROOMS
- GREAT FIRST TIME BUYER/FAMILY HOME
- VIEW NOW!

Guide Price £250,000

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*****GUIDE PRICE OF £250,000 - £260,000*****

THREE BEDROOM SEMI DETACHED HOUSE - GREAT FIRST TIME BUYER/ FAMILY HOME!

Newbold offers a peaceful and desirable setting, combining village charm with excellent access to local amenities, countryside and nearby towns. With convenient transport links and a welcoming community, it provides an ideal balance of tranquillity and connectivity.

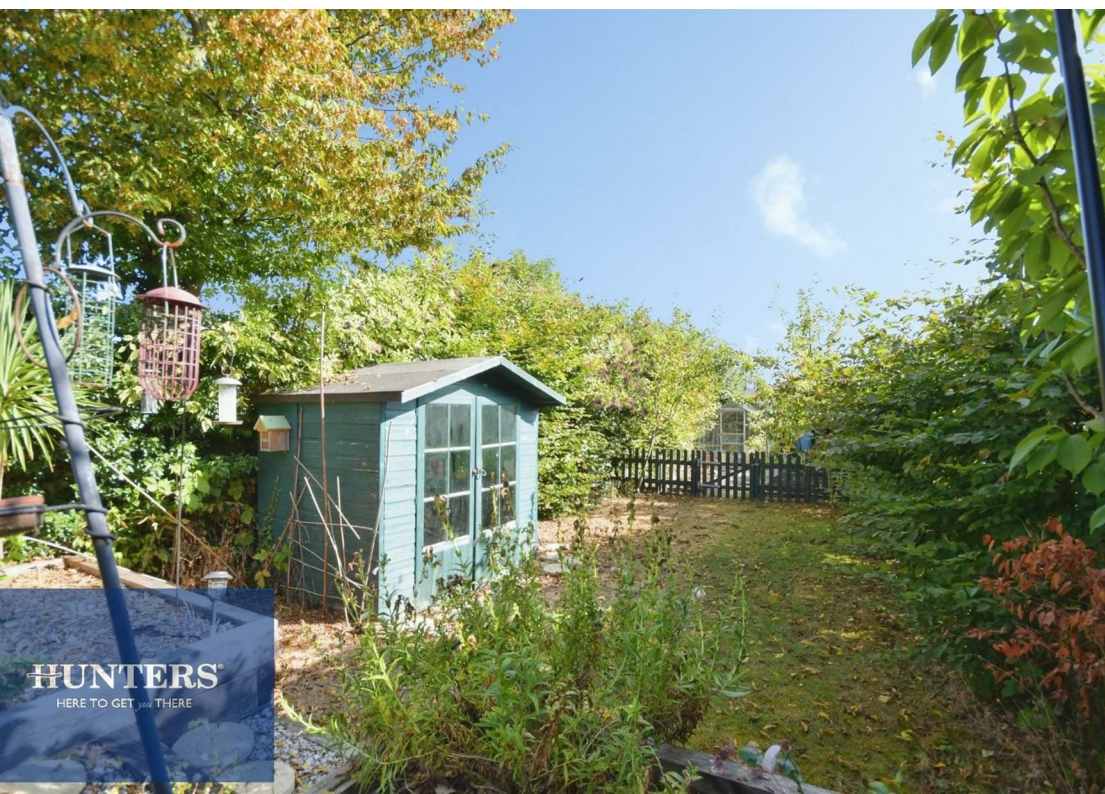
The ground floor welcomes you with a bright entrance hallway, providing access to the comfortable lounge which benefits from a bay window. The hallway continues through to the spacious kitchen diner, which offers ample room for both cooking and dining and features patio doors opening directly onto the rear garden, making it an ideal space for family life and entertaining.

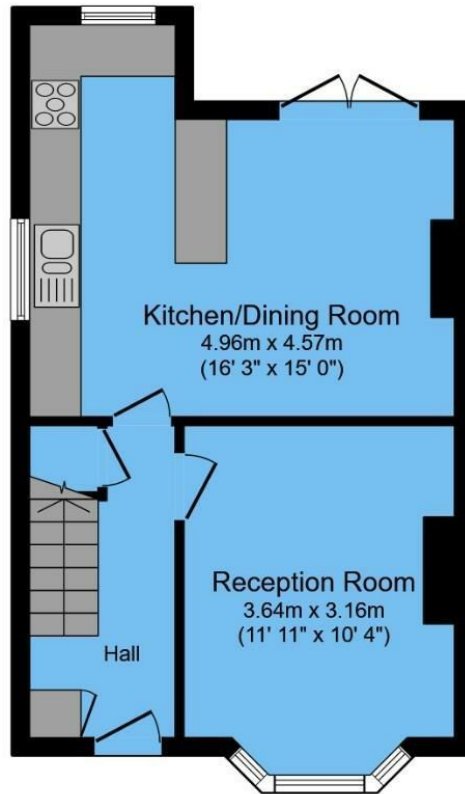
Upstairs, the property offers three well-proportioned bedrooms, with two benefiting from fitted wardrobes providing excellent built-in storage. The accommodation is completed by a family bathroom fitted with a bath and overhead shower.

Externally, the property benefits from a driveway providing off-road parking, while to the rear is a long, multi-level garden offering plenty of space and excellent potential for keen gardeners. The garden provides various areas that could be used for seating, entertaining or planting. A garage also provides valuable additional storage and further practicality.

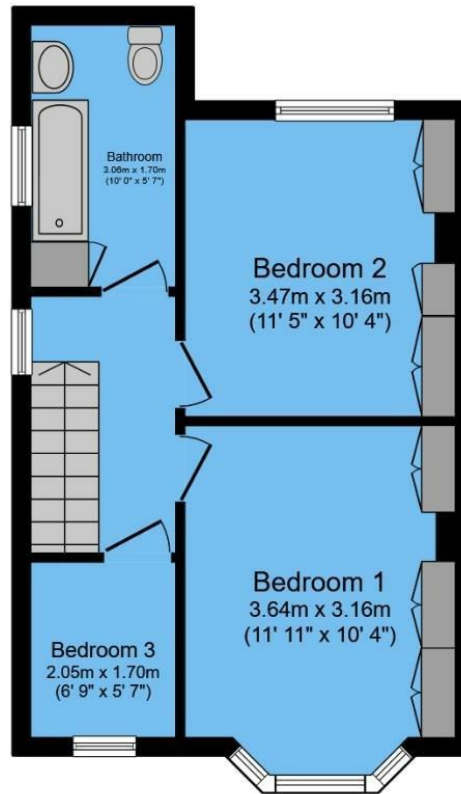
FREEHOLD - COUNCIL TAX BAND B







Ground Floor



First Floor

Total floor area 76.7 sq.m. (825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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.



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		82
(69-80) C		
(55-68) D	68	
(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

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