







10 West View Road

Newbold • Chesterfield • S41 7AH

£300,000

Welcome to this well-finished and extended three-bedroom semi-detached home, ideally located in the popular area of Newbold. The property benefits from an excellent choice of amenities nearby, while Chesterfield town centre is also within easy reach, offering a wider selection of shops, leisure facilities and everyday conveniences. A good selection of schools can be found locally, while Linacre Reservoir provides picturesque woodland walks and Holmebrook Valley Park offers further green space. The property is also well positioned for commuters, with Chesterfield train station, the M1 and wider road networks easily accessible. Offering generous and versatile accommodation, this property makes an ideal home for those looking to upsize. Upon entering the property, you are welcomed into the hallway, which benefits from useful storage. The first room on the right is a versatile reception room, currently used as a fourth bedroom. Featuring a bay window and fireplace, this space could equally be used as an additional living or reception room. Continuing straight down the hallway leads into the open-plan kitchen diner. The kitchen is arranged in a modern U-shaped layout, fitted with shaker-style units and integrated appliances. This opens seamlessly into the dining area, providing ample space for a family dining table. Double doors from the dining area lead into the extended and spacious living room. This generous family space benefits from plenty of natural light, enhanced by a skylight and double doors opening directly onto the rear garden. The room also features a useful storage cupboard and an additional door providing access to the front of the property. To the first floor are three bedrooms and the family bathroom. Bedroom one is positioned at the front of the property and is a spacious double, featuring an attractive bay window. Bedroom two overlooks the rear garden and is another generously sized double. Bedroom three is also positioned at the front and is a single room, making it ideal as a nursery, home office or study. The family bathroom is modern and partially tiled, fitted with a three-piece suite comprising a bath with overhead shower, sink and WC. Externally, the property enjoys a large and enclosed rear garden. It begins with a patio area offering ample space for outdoor seating, with steps leading down to the spacious lawned garden. The lawn is flat and generously proportioned, providing an excellent outdoor space for families. To the front of the property, on-street parking is available.





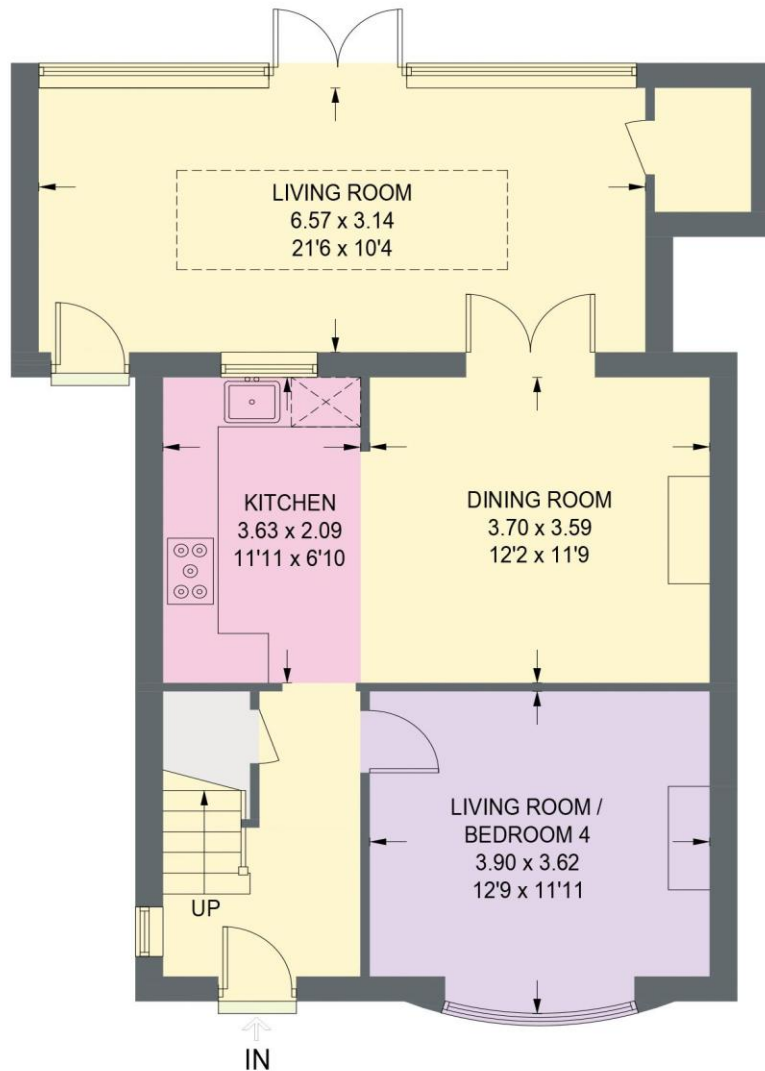
- Extended Three Bedroom Semi Detached House
- Spacious & Versatile Accommodation
- Bay Fronted Reception Room/Fourth Bedroom
- Modern Open Plan Kitchen Diner
- Extended Rear Living Room w/ Skylight
- Two Generous Double Bedrooms & Single Third
- Modern Three Piece Suite Bathroom
- Large Enclosed Rear Garden & Patio
- On Street Parking to the Front
- Council Tax Band B/EPC Rating D



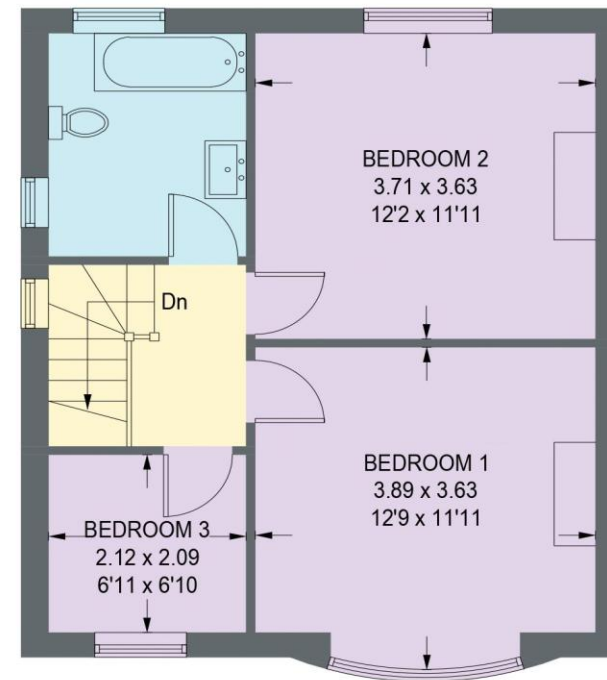


10 WEST VIEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 107 SQ M / 1151.3 SQ FT



GROUND FLOOR = 64.8 SQ M / 697.5 SQ FT



FIRST FLOOR = 42.2 SQ M / 453.7 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1340686)



haus

31 West Bars, Chesterfield, S40 1AG
chesterfield@haushomes.co.uk [haushomes.co.uk](https://www.haushomes.co.uk)

01246 380 535