







19 Pomegranate Road

Newbold • Chesterfield • S41 7BL

£499,950

Welcome to this modern and well-presented four-bedroom detached home, ideally located in the sought-after area of Newbold. The property benefits from excellent, well-regarded schools nearby, along with a variety of everyday amenities available in Chesterfield town centre, including local shops, cafés and pubs. The area also offers fantastic outdoor spaces, with Holmebrook Valley Park and Queen's Park close by. There are excellent transport links, with easy access to major road networks as well as Chesterfield train station. This property occupies a good-sized plot and presents an ideal family home ready to move straight into. The property is entered via a long and welcoming hallway, which also provides useful storage. The first room on the left is a well-proportioned ground floor study, featuring a bay window and offering an ideal space for home working or study. To the right of the hallway is the living room, a spacious and light-filled room benefitting from a feature bay window to the front and sliding doors to the rear, opening directly onto the garden. Further down the hallway, the second room on the left is a practical utility space, which also provides access to the ground floor WC. The hallway then opens out to the rear into the spacious open-plan kitchen diner. The kitchen is fitted with modern gloss units and integrated appliances, with ample space for family dining and a more relaxed seating area to the rear. A sliding door to the side provides access to the rear garden. To the first floor, the principal bedroom is located to the right of the landing and is a spacious double room overlooking the front of the property, benefitting from fitted sliding wardrobes and a modern three-piece ensuite with a walk-in shower, sink and WC. Bedroom two is another good-sized double, also featuring fitted sliding wardrobes. Bedrooms three and four are both positioned at the front of the property, with bedroom three being a double room with fitted sliding wardrobes and bedroom four a well-proportioned single. The family bathroom is fitted with a modern three-piece suite, comprising a bath, sink and WC. Externally, the rear garden is large, tiered and well maintained. It begins with a patio area providing space for seating, with steps leading up to the next level, which features a well-kept lawned area, a greenhouse and an additional patio area with a hot tub. The upper tier offers further patio space along with additional well-maintained lawns. To the front of the property, there is driveway parking positioned to the side, leading down to a detached brick-built garage.





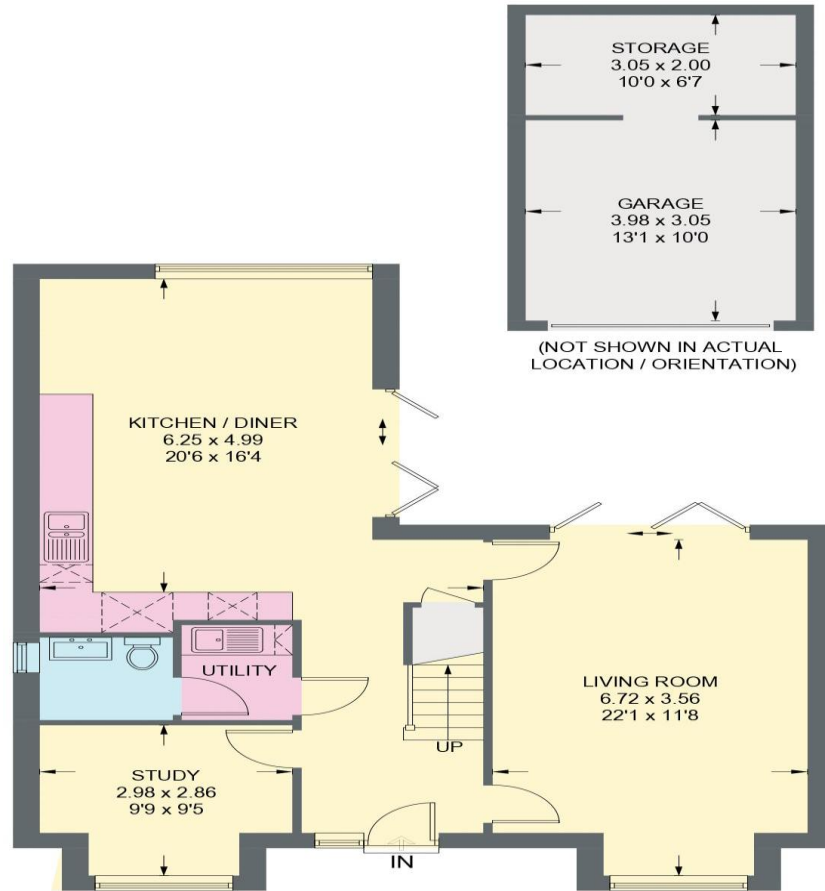
- Modern Four Bedroom Detached House
- Well Regarded Area & Great Family Home
- Spacious Living Room w/ Bay Window
- Modern Open Plan Kitchen Diner
- Further Study, Utility & WC

- Four Well Proportioned Bedrooms
- Modern Family Bathroom & Ensuite
- Large Tiered Rear Garden, Hot Tub & Greenhouse
- Driveway Parking & Detached Brick Built Garage
- EPC Rating B

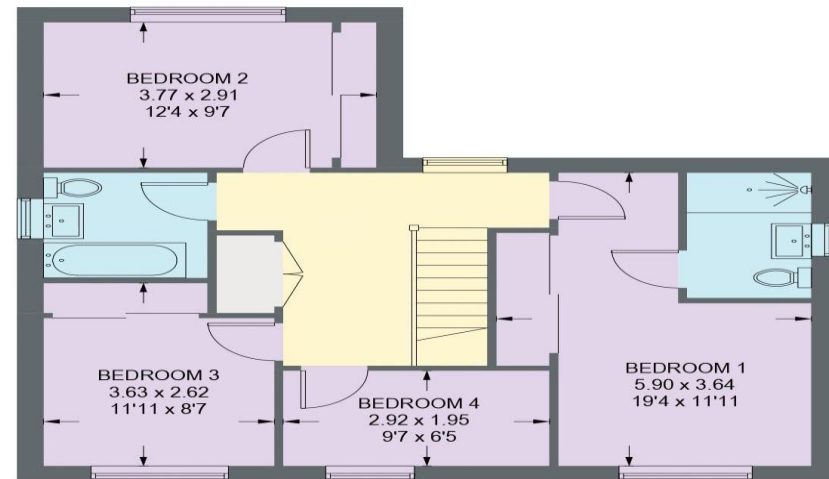


19 POMEGRANATE ROAD

APPROXIMATE GROSS INTERNAL AREA = 155.3 SQ M / 1671.1 SQ FT
(INCLUDING OUTBUILDING)



GROUND FLOOR
90.1 SQ M / 970.1 SQ FT (INCLUDING OUTBUILDING)



FIRST FLOOR
65.1 SQ M / 701.0 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1308300)



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