

9 School House Way

Newbold • Chesterfield • S41 7QU

£365,000

Immaculately presented, this three-bedroom detached home is located in the popular area of Newbold. The property sits within a highly desirable location, with well-regarded schools nearby and convenient access to local shops, supermarkets, and cafés, along with further amenities available along Chatsworth Road and in Chesterfield town centre. Outdoor enthusiasts are well catered for with Holmebrook Valley Park, Linacre Woods, and other nearby walking routes close by, as well as easy access into the Peak District. Excellent transport links include Chesterfield train station, straightforward access to the M1, and strong major road connections. The property makes an ideal home for couples or families. Presented in immaculate condition throughout, the home has been newly decorated and carpeted. Entry is via a side door leading into the hallway. Directly ahead is the living room, a well-presented and good-sized space featuring a bay window and a useful storage cupboard. Continuing straight down the hallway leads to the open-plan kitchen diner, which is fitted with modern shaker-style units and integrated appliances. The kitchen diner offers ample space for a family dining table and is currently used as an additional family living space. This light-filled room benefits from French doors opening onto the rear garden. A door from the kitchen diner leads into a separate utility room, providing space for freestanding appliances and a side door giving access to the rear garden. The hallway also provides access to a ground-floor WC. To the first floor are three bedrooms and the family bathroom. The principal bedroom is a front-facing double and benefits from fitted wardrobes along with a modern three-piece en-suite, comprising a walk-in shower cubicle, wash basin, and WC. Bedrooms two and three overlook the rear garden. Bedroom two is a spacious double fitted with modern gloss wardrobes, while bedroom three is a well-proportioned single room featuring further fitted wardrobes and is ideal as a dressing room or home office. The family bathroom is fitted with a white three-piece suite, including a bath with overhead shower, wash basin, and WC. Externally, the rear garden has been landscaped, beginning with a patio seating area that leads onto a lawned garden, with decorative square patio stepping stones continuing down to a summerhouse. To the front of the property is a driveway providing parking for three vehicles, along with the addition of an attached store room.





- Immaculate Three Bedroom Detached House
- Easy Access to Nearby Green Spaces & Walks
- Front Facing Bay Windowed Living Room
- Modern Open Plan Kitchen Diner
- Separate Utility Room

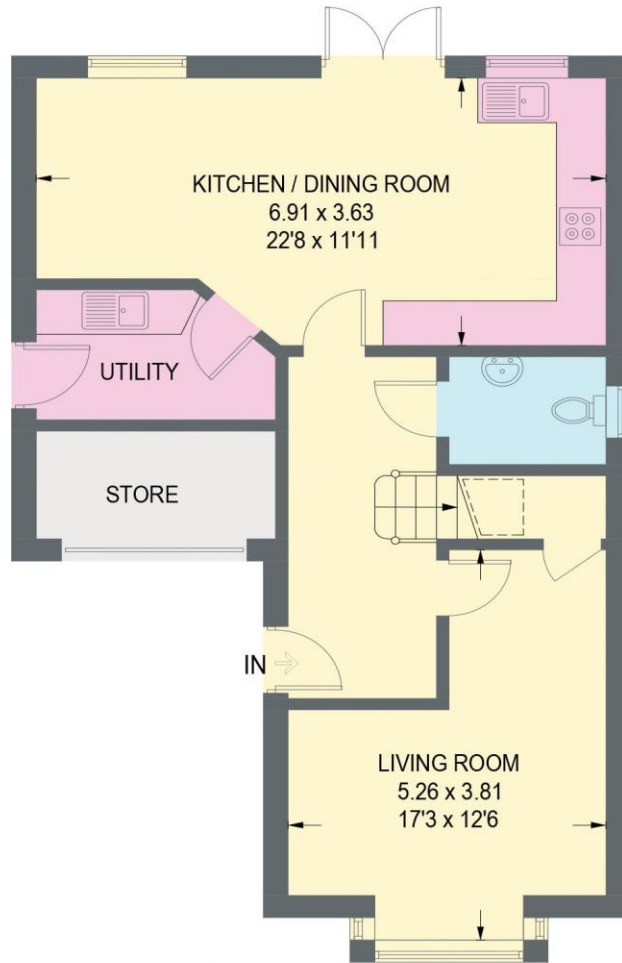
- Three Well Proportioned Bedrooms
- Modern Bathroom & Ensuite to Principle Bedroom
- Landscaped Rear Garden
- Front Driveway for Three Vehicles & Store
- Council Tax Band D/EPC Rating B





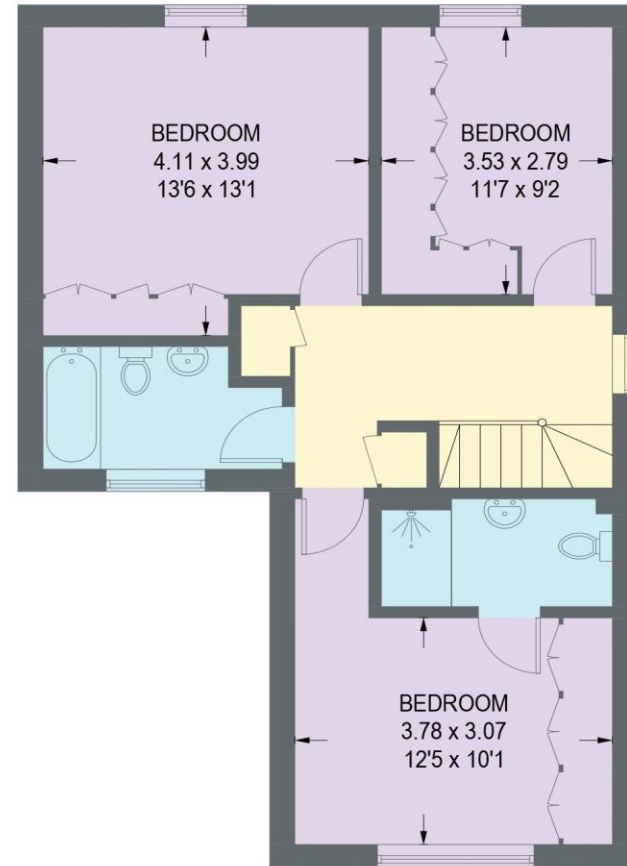
9 SCHOOL HOUSE WAY

APPROXIMATE GROSS INTERNAL AREA = 123.3 SQ M / 1327 SQ FT
(INCLUDING STORE)



GROUND FLOOR
62.8 SQ M / 676 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0



FIRST FLOOR
60.5 SQ M / 651 SQ FT

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



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