



haus  
For Sale  
haushomes.co.uk  
01483 36226





## 3 Bank Wood Close

Newbold • Chesterfield • S41 8XQ

£425,000

Welcome to this modern and well-presented five-bedroom detached family home, situated in the highly sought-after area of Newbold. The property enjoys an excellent location close to a range of local amenities, including shops, supermarkets, cafés, and everyday conveniences, while Chesterfield town centre is just a short drive away, offering a wider selection of retail, leisure, and dining facilities. The area is particularly popular with families, benefitting from highly regarded local schools and excellent transport links, including convenient access to major road networks, the M1 motorway, regular public transport services, and Chesterfield train station. Holmebrook Valley Park is nearby, providing attractive green spaces and walking routes, while the Peak District is also within easy reach. This property offers an ideal family home with spacious and versatile accommodation throughout. The property is entered via a welcoming hallway, which benefits from a useful storage cupboard. To the left is the living room, a spacious front-facing reception room featuring a bay window and a contemporary media wall incorporating a log burner as a striking focal point. The living room opens through to the dining room, another generously proportioned space with ample room for family dining and entertaining, benefitting from double doors opening onto the rear garden. A further door leads back into the hallway. Positioned at the rear of the property is the kitchen, fitted with a range of units offering excellent storage, along with integrated appliances. An external door provides direct access to the rear garden. Opposite the kitchen is a versatile playroom, created from a garage conversion, offering additional living space suited to a variety of uses. The ground floor also benefits from a convenient WC. To the first floor are five well-proportioned bedrooms and the family bathroom. Bedrooms one and two are positioned at the front of the property. The principal bedroom is a particularly spacious double room featuring a bay window, fitted sliding wardrobes, an additional storage cupboard, and a modern tiled ensuite shower room comprising a shower cubicle, wash basin, and WC. Bedroom two is another generous double room and also benefits from fitted wardrobes. Bedrooms three, four, and five overlook the rear garden. Bedroom three is a well-sized room currently utilised as a dressing room, while bedroom four is another spacious bedroom benefitting from fitted wardrobes. Bedroom five is a good-sized single room, ideal as a home office, nursery, or child's bedroom. The family bathroom is modern and fully tiled, fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Externally, the property enjoys a beautifully maintained south-facing rear garden, designed for both family enjoyment and ease of maintenance. The garden begins with a decked seating area, with steps leading up to a patio space. To the rear is a further decked area and a well-maintained lawn, providing plenty of room for outdoor seating, entertaining, and children's play. To the front of the property, a driveway provides off-road parking for multiple vehicles. In addition, there is a useful storage space retained at the front of the converted garage.





- Modern Five Bedroom Dettached Family House
- Spacious Living Room w/ Bay Window & Log Burner
- Separate Dining Room & Versatile Play Room
- Kitchen w/ Ample Storage & Integrated Appliances
- Five Well Proportioned Bedrooms, Three w/

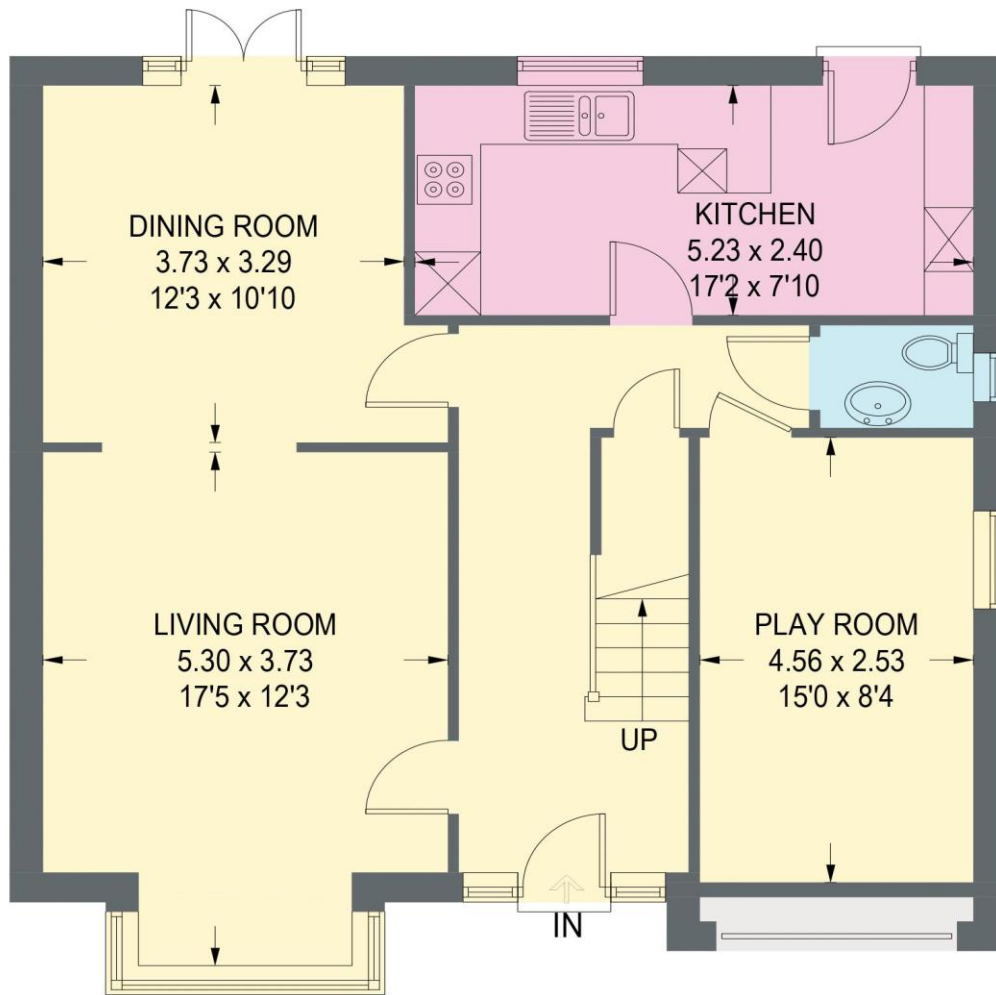
Fitted Wardrobes

- Modern Family Bathroom & Ensuite to Principle
- South Facing Landscaped Rear Garden
- Ample Driveway Parking & Storage
- Sought After Location
- Council Tax Band E/EPC Rating C

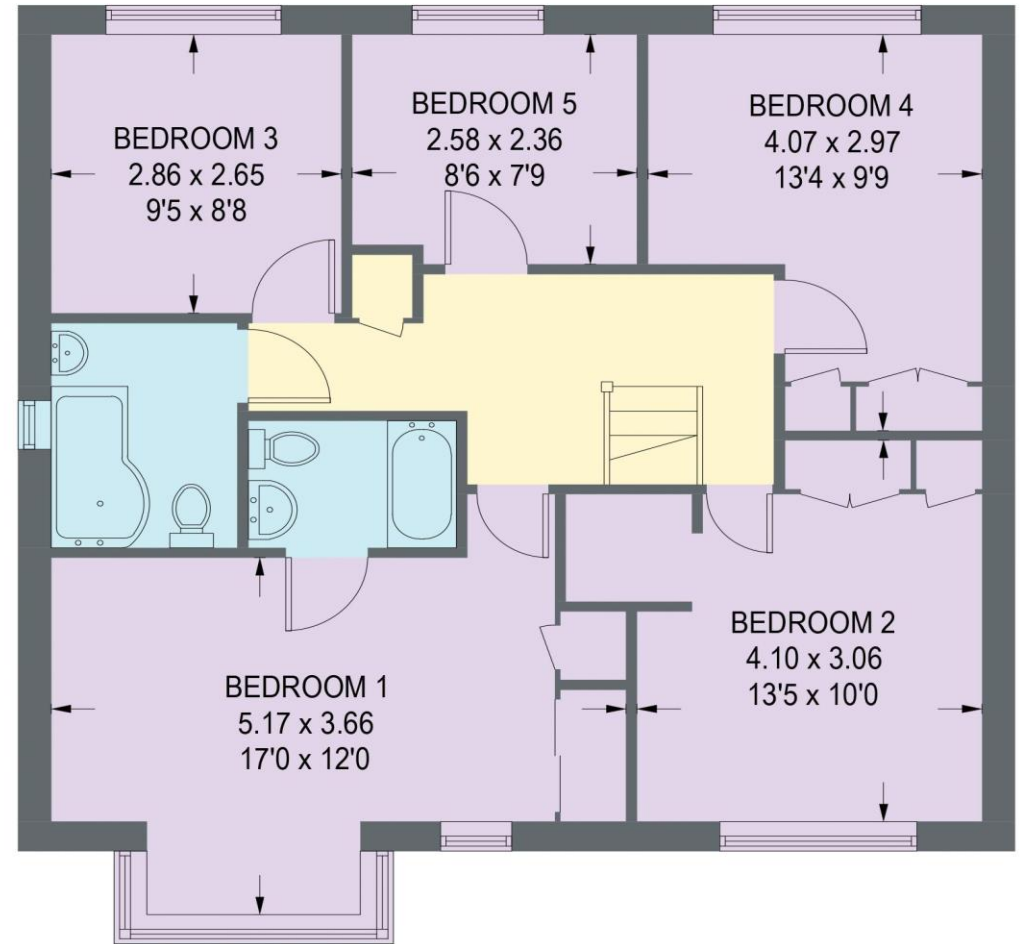


### 3 BANKWOOD CLOSE

APPROXIMATE GROSS INTERNAL AREA = 137.9 SQ M / 1483.9 SQ FT



**GROUND FLOOR = 69.4 SQ M / 747.5 SQ FT**



**FIRST FLOOR = 68.4 SQ M / 736.4 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1315875)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

31 West Bars, Chesterfield, S40 1AG  
chesterfield@haushomes.co.uk haushomes.co.uk

01246 380 535