

wards
estate agents

7 Barbon Close

Newbold, Chesterfield, S40 4DP

Guide price £325,000

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Offered with NO CHAIN & IMMEDIATE POSSESSION!

Early viewing is Highly Recommended of this superbly refurbished and well-presented Stone built Two Double Bedroomed Detached Bungalow which is situated in this extremely sought after cul-de-sac location, within the suburb of Newbold, with easy access to local amenities and bus routes to the town centre. Well placed for Linacre Reservoir & Holmebrook Valley Park leisure facilities.

Deceptively spacious and recently neutrally decorated throughout the accommodation also benefits from extra width internal doors. gas central heating, uPVC double glazing throughout and comprises of Entrance Hall, Large Front Reception Room, Fabulous Integrated Kitchen, Luxury, Fully Tiled Bathroom with corner shower cubicle and bath. The Main Bedroom has the benefit of an en-suite cloakroom with toilet and sink. Versatile rear facing second double bedroom has glazed French doors to the rear and could be used as a office or further sitting /dining room if preferred.

Outside there is a front driveway which provides ample car standing space for 2/3 vehicles and side car port with additional parking and access to the detached single brick garage. Mature established shrubbery garden area.

Rear Side gate gives access to the enclosed and private garden with walled and fenced substantial boundaries. Stone flagged patio provides a great low maintenance area which is perfect for outside social and family entertaining.

Single Pitched Roof Detached Garage with rear store.

Additional Information

Additional Information
Gas Central Heating-Combi boiler uPVC Double Glazed Windows, door,
Quality Karndean “limed oak” flooring throughout.
Extra width internal doors throughout.
Gross Internal Floor Area- 96.3Sq.m/1036.2Sq.Ft.
Council Tax Band -C

























Side Entrance Hall
20'1" x 3'10" (6.12m x 1.17m)

Side Composite, glazed, entrance door leads into the hallway. Downlighting and Two wall radiators. There is access via a retractable ladder with handrail into the insulated & boarded loft space.

Superb Integrated Kitchen
10'2" x 8'10" (3.10m x 2.69m)

A top of range, quality John Lewis kitchen comprising of light grey base and wall units with bronze handles. Complementary work surfaces & upstands and under wall cupboard lighting. Inset double stainless-steel sink with chrome mixer tap. Integrated Neff oven and John Lewis Ceramic hob with stainless chimney extractor above. Integrated fridge and freezer. Feature radiator. Downlighting

Reception Room
16'10" x 14'4" (5.13m x 4.37m)

Generously proportioned reception room with front aspect bay window. Neutrally Carpeted. Wall mounted Double Radiator. TV and Internet point. Two crystal glass ceiling lights and a single feature wall light.

Rear Double Bedroom One
14'4" x 10'10" (4.37m x 3.30m)

Main double bedroom with front aspect and bay window overlooking the drive and garden. Ceiling Light, Wall mounted double radiator.

En-Suite
4'6" x 3'10" (1.37m x 1.17m)

Comprising of a two-piece suite with low level WC and wash hand basin set in attractive vanity unit. Ceiling Light and Extractor Fan. Wall mounted radiator

Rear Double Bedroom Two
10'10" x 10'2" (3.30m x 3.10m)

A versatile room which could also be used as a dining room if preferred. uPVC French doors to the rear garden. Ceiling Light, two wall mounted radiators

Luxury Family Bathroom
10'2" x 7'8" (3.10m x 2.34m)

Being fully tiled and comprising of a white suite which includes a bathtub, separate quality Matki corner shower cubicle with overhead mains shower. A wash hand basin set in a double fronted vanity unit with matching mirror above and low level WC. Tiled flooring. Down lighting and Extractor Fan. Feature Radiator

Outside Store Room
10'11" x 4'5" (3.33m x 1.35m)

Very useful internal storage. Emergency Ceiling Light, Electric Consumer unit. Double electric point and plumbing for a washing machine













Detached Garage

18'3" x 9'9" (5.56m x 2.97m)

With Double Wood-Stained Doors and single wooden side door. Glazed Side Window. Power and lighting. Plumbing for a washer machine. Butlers' Freestanding sink with Electric water heater over

Rear Lean-to Garage Store

Useful storage with Wooden access Door and corrugated roof.

Outside

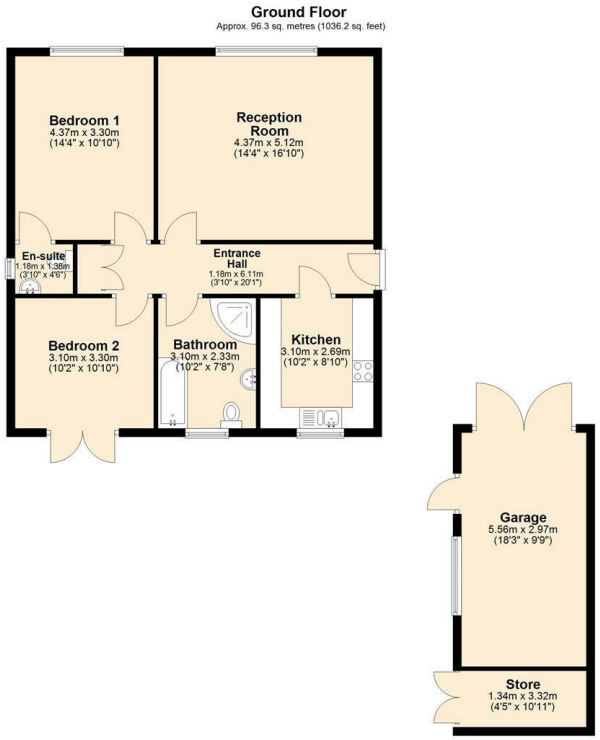
Superb front tarmac driveway provides ample car parking spaces and leads to the side carport and onto the rear detached pitched roof large single detached garage. Impressive private and enclosed rear low maintenance garden. Superb Indian stone patio area with drainage. Substantial walled and fenced boundaries.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

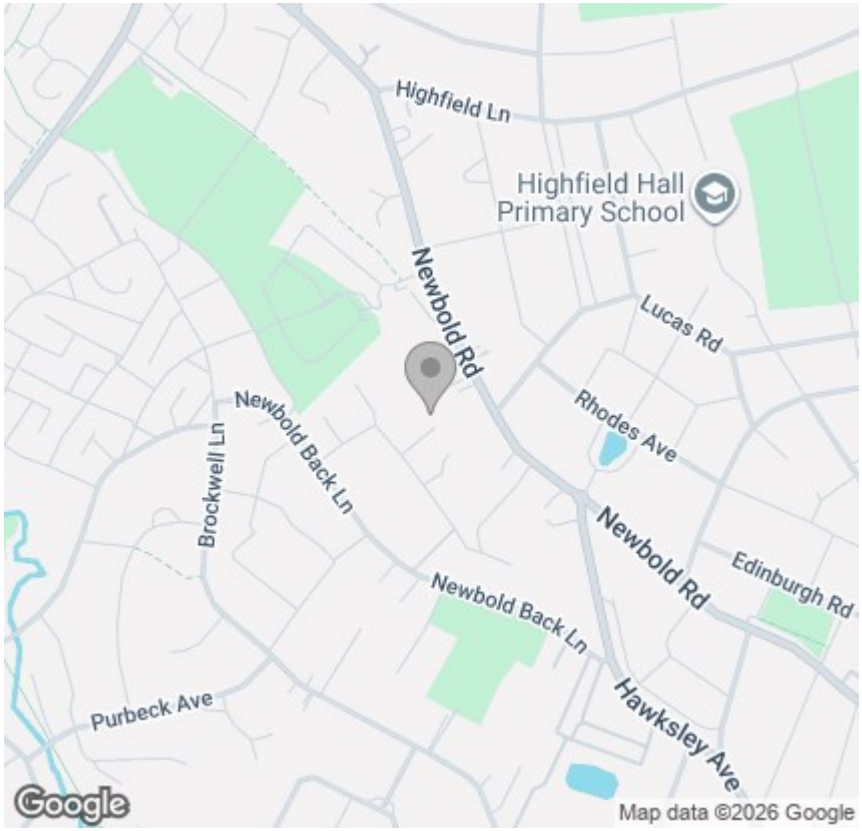
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 96.3 sq. metres (1036.2 sq. feet)

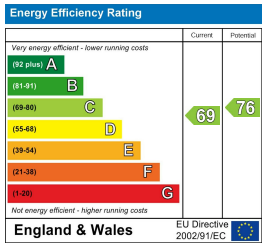
Area Map

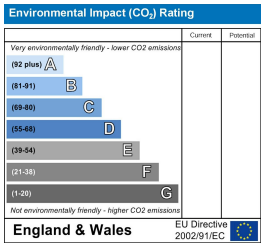


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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