



w**ards**
estate agents

33 Rhodes Avenue

Newbold, Chesterfield, S41 7AY

Offers in the region of £450,000

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ARE YOU ARE SEARCHING FOR VERSATILE FOUR BEDROOM/TWO BATHROOM FAMILY ACCOMMODATION? - Early Viewing is HIGHLY RECOMMENDED of this THREE BEDROOM DETACHED FAMILY HOUSE which incorporates AN IMPRESSIVE DETACHED SELF CONTAINED LIVING SPACE WITH DOUBLE BEDROOM/KITCHEN AREA & SHOWER ROOM- Perfect for ancillary/elderly living or home working!

Situated on a superb corner plot in this extremely popular tree lined suburb of Newbold! Located within close proximity to Chesterfield Town Centre! Easy access for commuters to motorway networks & Chesterfield train station Well placed for Linacre Reservoir & Holmebrook Valley Park, the stunning Peak District & Chatsworth House. Local amenities include shops, reputable schools & bus service into Chesterfield.

Renovated to the highest standards whilst retaining many original features along with contemporary styled interior the property benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises of hall with utility room, reception room, Impressive re-fitted dining kitchen with integrated appliances & French doors onto the rear gardens. To the first floor, main double bedroom with range of fitted bedroom furniture, second double and a versatile third bedroom/office/home working space. Separate fully tiled cloakroom with 2 piece suite and luxury recently re-fitted family shower room with 3 piece suite.

EXTENSIVELY REFURBISHED EXTERNAL SELF CONTAINED LIVING SPACE- SUITABLE FOR ANCILLARY/ELDERLY LIVING OR HOME WORKING! Comprises of entrance hall, kitchen area, double bedroom area with quality range of fitted wardrobes and superb shower room!

Well established corner landscaped gardens with side drive giving ample parking spaces. Feature Summer House- a perfect setting for family/social entertaining/enjoyment!

Additional Information

Gas Central Heating-New Ideal Exclusive Combi boiler installed in Nov 25 with 10 year warranty

uPVC Double Glazed windows/facias/soffits/guttering

Internal Oak doors

Gross Internal Floor Area-125.2 Sq.m/ 1348.1 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area -Outwood Academy Newbold

Canopy Entrance Porch

Entrance Hall

9'8" x 5'5" (2.95m x 1.65m)

uPVC entrance door into the hallway. Stairs climb to the first floor.

Utility Room

12'3" x 6'2" (3.73m x 1.88m)

Extremely useful under stairs store/utility area where the consumer unit is located. Panelled ceiling. Tiled floor.





Reception Room

13'7" x 12'3" (4.14m x 3.73m)

A beautifully presented, spacious family reception room with bespoke wall panelling, original coving and front aspect bay window (newly installed in 2026) Splendid Fireplace with feature sides, marble hearth and living flame gas-fire. Hexagonal designed flooring.

Superb Re-Fitted Kitchen

12'3" x 9'2" (3.73m x 2.79m)

Splendid full range of base, wall and drawer units with complimentary work surfaces and inset composite sink with mixer tap. Integrated double ovens, 5 ring gas hob, extractor fan above and tiled splash backs. Integrated coffee machine and dishwasher. Space for washing machine, two fridges and freezer. Two wine coolers and inset basket shelving. Panelled ceiling with down lighting.

Dining Room

12'3" x 11'11" (3.73m x 3.63m)

French doors onto the rear gardens and side aspect window provide plenty of natural light to this family dining area. Half wall panelling.

First Floor Landing

12'3" x 7'3" (3.73m x 2.21m)

Access via a retractable ladder to the insulated loft space which is partly boarded and has lighting.

Front Double Bedroom One

12'1" x 11'11" (3.68m x 3.63m)

Generous main double bedroom with front aspect window. Range of fitted wardrobes which include hanging space, shelves and drawers. Bedside cabinets and fitted dressing table area.

Cloakroom/WC

5'1" x 4'8" (1.55m x 1.42m)

Being fully tiled and comprising of a 2 piece suite which includes a Low level WC and wash hand basin set in vanity unit. Chrome heated towel rail. Tiled flooring.

Rear Double Bedroom Two

12'3" x 10'8" (3.73m x 3.25m)

A second good sized double bedroom with rear aspect window overlooking the rear gardens. Range of fitted mirror fronted wardrobes with plenty of hanging space. Laminate 'wood effect' flooring.

Rear Single Bedroom Three

9'4" x 8'0" (2.84m x 2.44m)

A versatile third bedroom which could also be used for office or home working. Useful wall storage cupboard.

Superb Re-Fitted Shower Room

7'10" x 7'0" (2.39m x 2.13m)

Recently re-fitted in March 2026 and comprising of a 3 piece suite which includes shower area with rainfall mains shower, low level WC and wash hand basin with fountain taps set in attractive vanity units. Wall touch mirror and chrome heated towel rail. Continental style tiled flooring.

Additional Information Annexe

Completed in 2024

Timber Frame with 75m insulation

Separate Consumer Unit (please supply electric certificate)

Building Regs Approval for all plumbing (please provide certificate)

Ceiling and floor insulation

Slimline electric panel heating

Downlighting.

Rubber roof with 25 year guarantee from (2024)

Annex Entrance Hall

7'10" x 3'4" (2.39m x 1.02m)

Annex Rear Double Bedroom Area

14'4" x 13'10" (4.37m x 4.22m)

Range of mirror fronted wardrobes provide surplus amounts of hanging and storage space.





Annex Kitchen Area

7'10" x 3'9" (2.39m x 1.14m)

Comprising of a sink base unit with work surfaces and inset sink. Space for fridge.

Annex En - Suite

7'8" x 5'10" (2.34m x 1.78m)

Shower Room comprising of a 3 piece suite with double shower cubicle and rainfall mains shower, low level WC in Vanity. Wall mirror and extractor fan.

Outside

Superb corner plot with well established mature gardens to all sides. Front low stone boundary walling with hedge perimeters. Low maintenance pebble area and 'continental style' pathway leading to the front entrance. Side driveway provides ample car parking spaces and leads to the Detached Annexe.



Well presented rear gardens with patio, lawn area and well stocked borders set with an abundance of trees, plants and shrubbery. Feature pond with lighting. Fabulous corner summer house, perfect for outside family and social entertaining. Side decked sun terrace and garden shed.

Rear lawns, Feature Pond



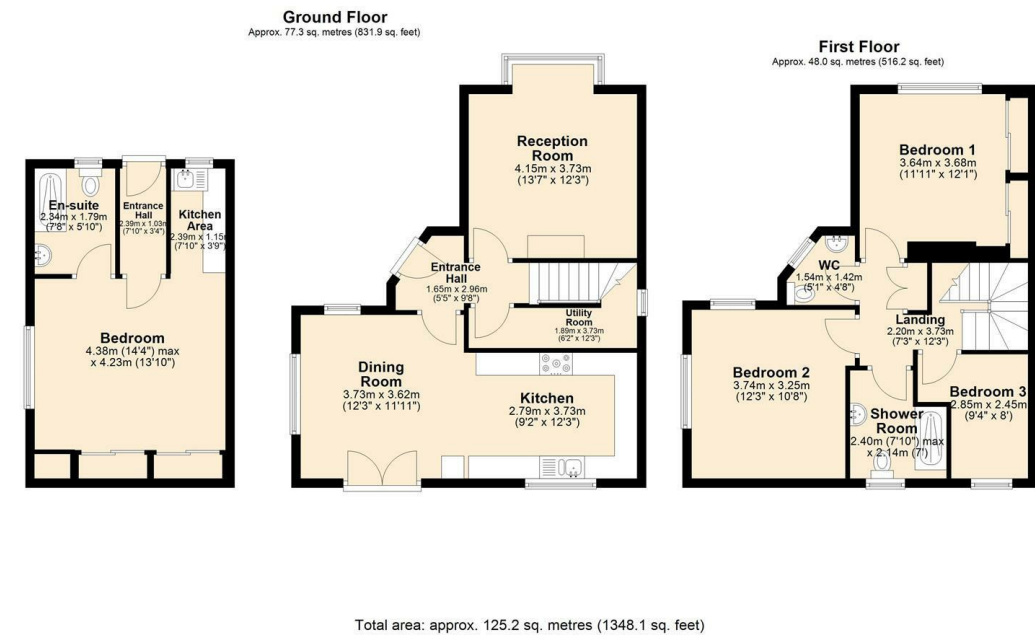
School catchment areas

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.

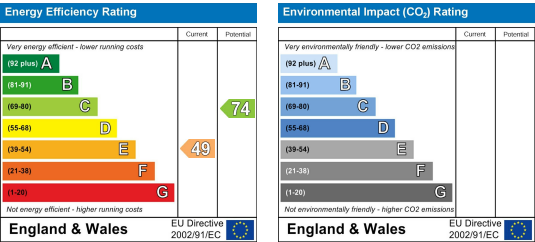
Floor Plan



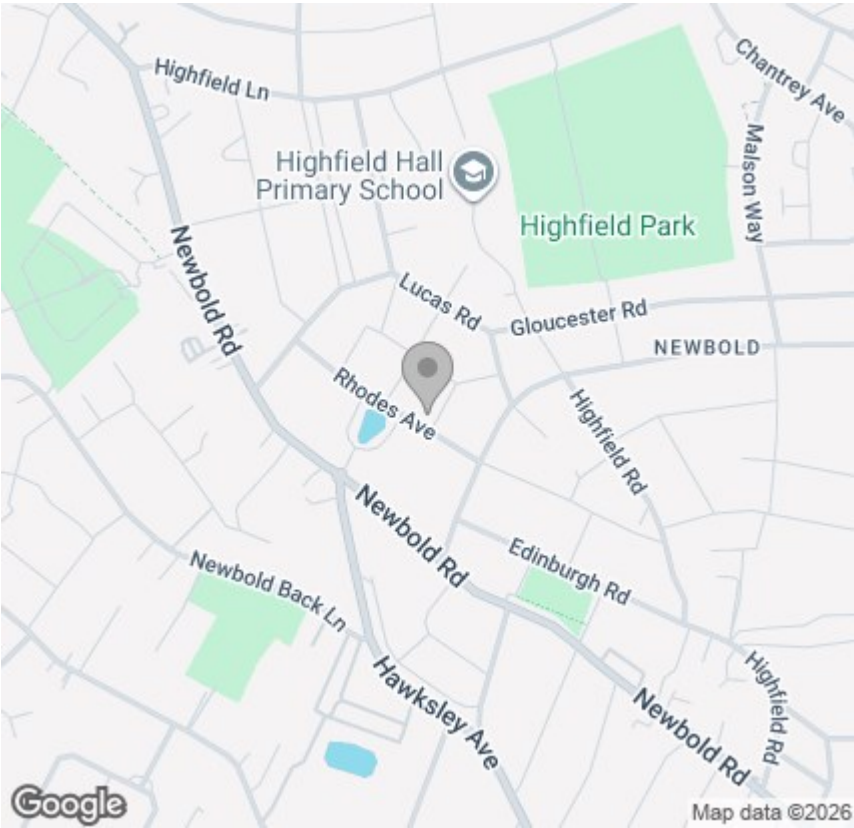
Viewing

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



Area Map



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.

