288 Newbold Road,
Newbold, S41 7AJ

£399,950

WILKINS VARDY

£399,950

STYLISH & CONTEMPORARY - SUBSTANTIAL EXTENDED FAMILY HOME - FOUR BEDS - 2 SHOWER ROOMS

If you are a family looking for plenty of space, then look no further. This superb extended detached bungalow which is wheelchair adapted, offers an impressive 1103 sq.ft. of well appointed accommodation which includes four double bedrooms and two contemporary shower rooms. The property also includes a modern hi-gloss kitchen with quartz worktops and integrated appliances, and a spacious reception room with French doors opening to a seating area. Outside, there is driveway parking with EV charging point and an enclosed south facing rear garden.

Newbold Road is a popular location, with a range of shops, amenities and schools within close proximity and ideally positioned for transport links into the Town Centre.

- SUPERB EXTENDED DETACHED BUNGALOW
- SPACIOUS LIVING ROOM
- MODERN FITTED HI-GLOSS KITCHEN WITH INTEGRATED APPLIANCES
- TWO CONTEMPORARY SHOWER ROOMS
- FOUR DOUBLE BEDROOMS, THE MASTER BEDROOM HAVING A LARGE WALK-IN WARDROBE
- DRIVEWAY PARKING WITH EV CHARGING POINT
- PRIVATE ENCLOSED SOUTH FACING REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- EPC RSTING: C

General
Gas central heating (Boiler replaced in 2024)
uPVC sealed unit triple glazed windows and doors
Filtered ventilation system
Security alarm system
Full fibre broadband
Gross internal floor area - 102/5 sq.m./1103 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold (St. Mary's High School & Brookfield Community School are also within a short distance)

Storm Porch
A composite front entrance door opens into a ...

Entrance Hall
Fitted with laminate flooring.

Bedroom Two
10'6 x 8'1 (3.20m x 2.46m)
A good sized front facing double bedroom fitted with laminate flooring.

Shower Room No.1
7'11 x 6'5 (2.41m x 1.96m)
Being part tiled in wood effect tiles and fitted with a contemporary 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin and concealed cistern WC.
Tiled flooring and downlighting.

Bedroom Three
11'6 x 8'1 (3.51m x 2.46m)
A rear facing double bedroom, fitted with laminate flooring and currently being used as a sitting room.

Bedroom Four
13'0 x 9'0 (3.96m x 2.74m)
A rear facing double bedroom, currently used as a dining room. Fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the patio.
A further door from here gives access into the master bedroom.

Master Bedroom
12'6 x 12'5 (3.81m x 3.78m)
Accessed from the dining room and the entrance hall, a good sized rear facing double bedroom, fitted with laminate flooring.
Double doors open to give access into a walk-in wardrobe (12'6 x 4'4).

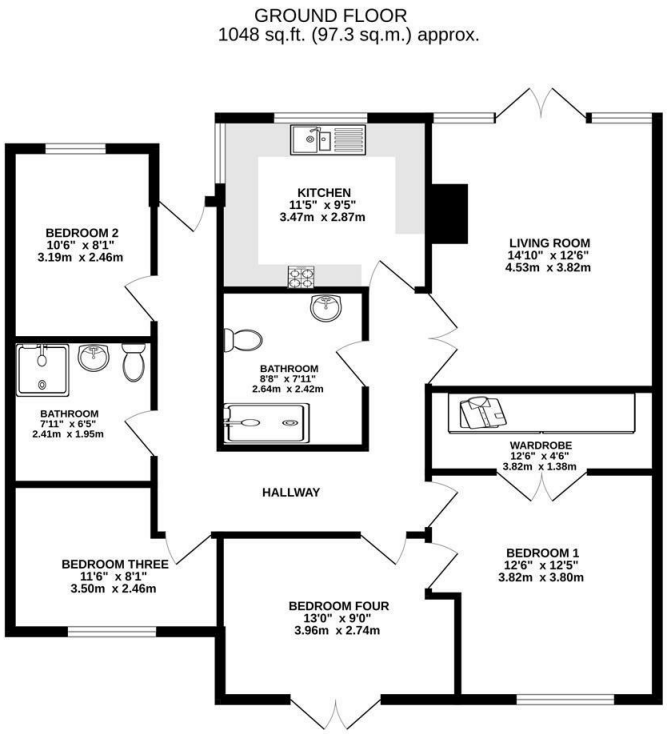
Shower Room No. 2
8'8 x 7'11 (2.64m x 2.41m)
Being fully tiled and fitted with a contemporary 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin and concealed cistern WC.
Chrome heated towel rail.
Fitted storage.
Tiled floor and downlighting.

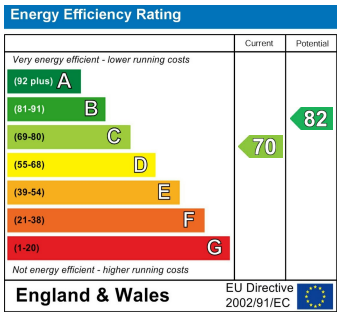
Living Room
14'10 x 12'6 (4.52m x 3.81m)
Accessed via double doors from the entrance hall, a spacious reception room fitted with laminate flooring and having a feature fireplace with an electric stove.
uPVC double glazed French doors overlook and open onto the front of the property.

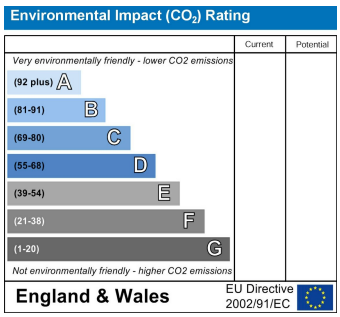
Kitchen
11'5 x 7'5 (3.48m x 2.26m)
Being dual aspect and fitted with a modern range of duck egg hi-gloss wall, drawer and base units with under unit and plinth lighting, and complementary quartz work surfaces and upstands.
Inset 1½ bowl sink with mixer tap.
Integrated appliances to include a slimline dishwasher, washing machine, fridge/freezer, electric oven and hob with splashback and stainless steel extractor over.
Tiled floor.

Outside
Double gates to the front of the property open onto a block paved driveway providing ample off street parking and having an EV charging point. There is also a lawned garden with borders and a block paved seating area.

The enclosed south facing rear garden comprises of a paved patio with a couple of steps up to a lawn which has raised planted borders and a garden shed. External lighting is provided.







TOTAL FLOOR AREA : 1048 sq.ft. (97.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS

All viewings are to be arranged through the agent.

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, kitchen appliances, shower units, plumbing installations, and electrical 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.

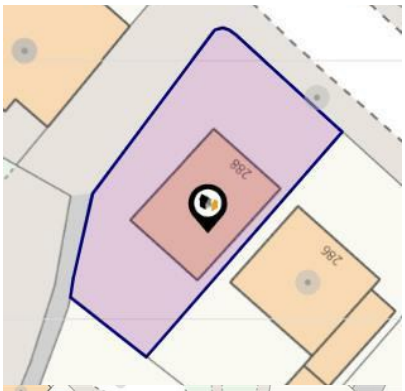
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

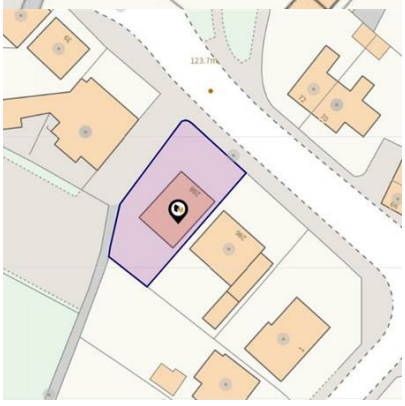
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold School 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 ensure satisfaction of their entry criteria.

Validation Of Offers: 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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.





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