







## 1 Magpie Way

Newbold • Chesterfield • S41 7FA

Guide Price £435,000 to £450,000

Guide Price £435,000 to £450,000 A modern four bedroom detached family home located in the highly sought-after area of Newbold. This well-established suburb offers an excellent balance of convenience, outdoor space and strong schooling options. With a variety of shops, cafés and local amenities nearby, along with green spaces and parks, including the beautiful Holmebrook Valley Park, Newbold is ideal for families. Chesterfield town centre and the railway station are also within easy reach, making this an excellent choice for commuters. Entering the property, you are welcomed into the hallway, which leads to the snug positioned to the left, an ideal second reception room or home office. Continuing along the hallway, you reach the modern kitchen-diner, fitted with contemporary cabinetry, integrated appliances and space for a dining table. Double doors open directly onto the rear garden, creating a bright and sociable space. From the kitchen, a door leads into the utility room, which provides access to the downstairs WC and the single integral garage. The kitchen also opens into the spacious living room, a bright family area featuring sliding doors out to the rear garden. Upstairs, all four bedrooms benefit from fitted wardrobes, perfect for family living. The main bedroom is a generous front-facing double and includes a modern tiled ensuite with walk-in shower, sink and WC. Bedroom two is a double overlooking the rear, bedroom three is another good-sized double at the front, and bedroom four is a spacious room facing the rear. The fully tiled family bathroom is fitted with a three-piece suite including bath, sink and WC. Outside, the rear garden is fully landscaped, featuring a patio area and pebbled section ideal for seating. To the back is the low-maintenance astroturf lawn. The front of the property offers driveway parking, an integral garage, and a small lawn with patio section.



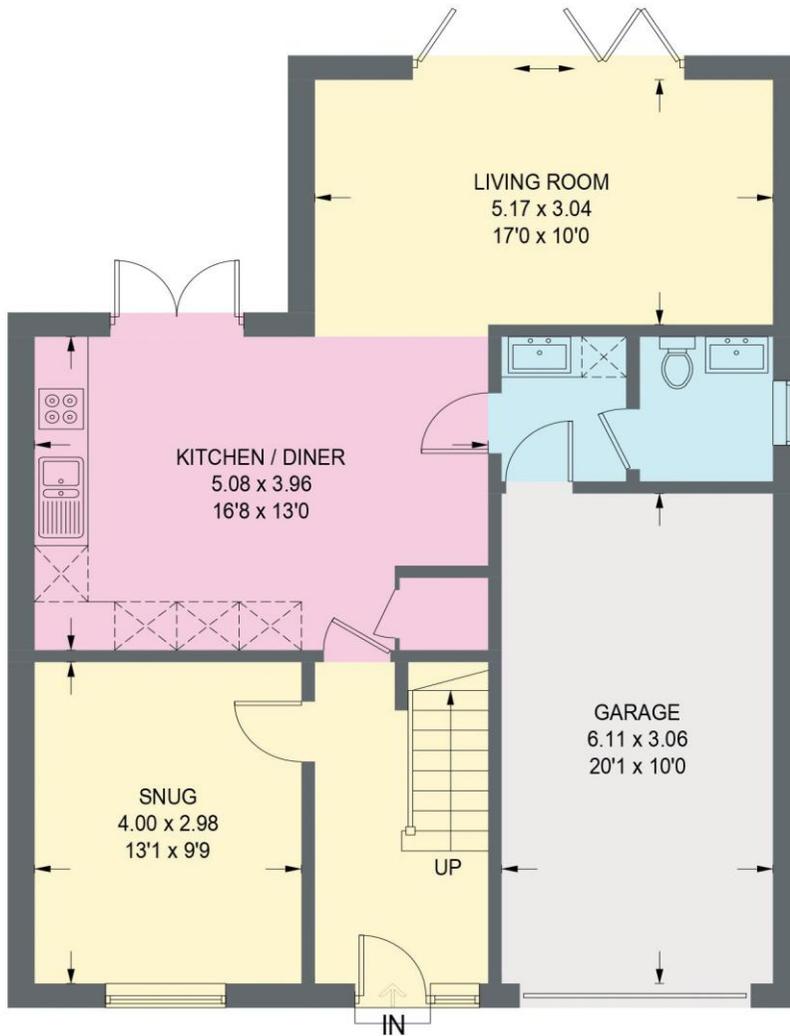


- Modern Four Bedroom Detached Family Home
- Additional Snug/Home Office
- Modern Kitchen Diner w/ Fitted Appliances
- Useful Utility & Downstairs WC
- Bright Open Living Room w/ Sliding Doors
- Four Good Sized Bedrooms all w/ Fitted Wardrobes
- Modern Family Bathroom & Ensuite
- Landscaped Rear Garden
- Driveway Parking & Integral Garage
- Council Tax Band E/EPC Rating B

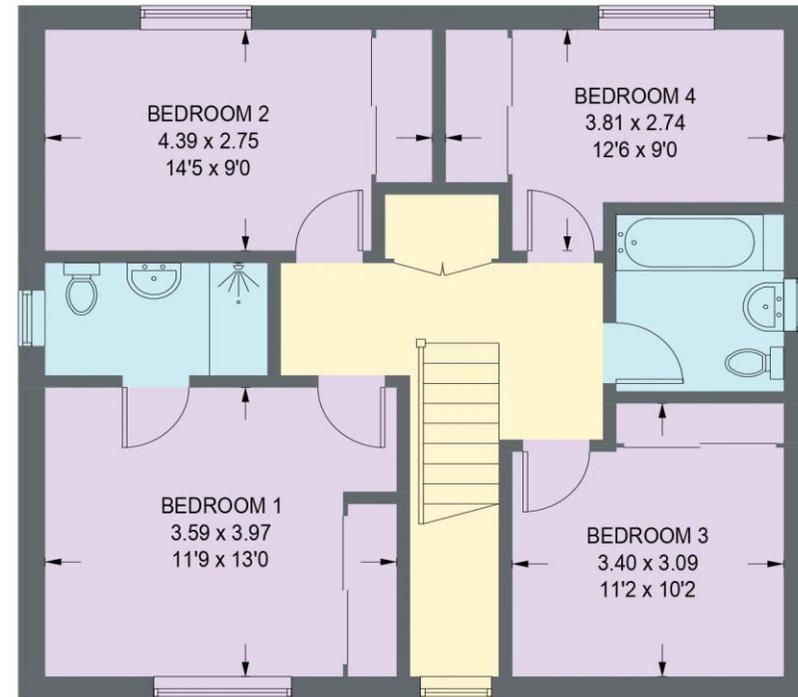


# 1 MAGPIE WAY

APPROXIMATE GROSS INTERNAL AREA = 154.0 SQ M / 1657.3 SQ FT



**GROUND FLOOR (INCLUDING GARAGE)**  
**88.0 SQ M / 947.8 SQ FT**



**FIRST FLOOR = 65.9 SQ M / 709.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1275419)

