

10 Highfield Road, Newbold, Chesterfield, S41 7EY
£225,000

W.T.PARKER
EST. 1909

* THREE DOUBLE BEDROOMS * SPACIOUS TERRACED HOME * FIRST FLOOR BATHROOM * TWO SEPARATE RECEPTION ROOMS * ENTRANCE HALL * LOVELY KITCHEN OFF THE DINING ROOM * FEATURE FIREPLACES * STRIPPED FLOORBOARDING * DELIGHTFUL LANDSCAPED GARDENS * HIGHLY POPULAR LOCATION * POTENTIAL FOR GARAGE * CLOSE TO LOCAL AMENITIES

W T Parker are delighted to bring to the market this mid-terraced home which has been lovingly occupied by the existing owner for almost 40 years.

The property offers a spacious and highly practical living space which spans two floors and boasts many period features.

The accommodation has the benefit of an entrance hall which has stairs to first floor accommodation and doors off to the lounge and separate dining room. The good sized kitchen is open to the dining room and creates a delightful entertaining space with rear aspect. There is also a rear porch/utility room which leads out to the garden. Upstairs, there are three double bedrooms, sizeable landing and a family bathroom with four piece suite.

Outside, there is a forecourt garden to the front and a landscaped rear garden which has a useful, full-width workshop/summer house providing potential for garage/off-street parking.

The property is a lovely example of a property of this type and will undoubtedly appeal to a wide range of potential buyers.

Contact Rachael or Lisa for further information or to arrange a viewing.







GROUND FLOOR ACCOMMODATION

Entrance Hall
A welcoming entrance hall with a central heating radiator, access to the lounge, kitchen diner and first floor via the staircase. There is a central heating radiator

Lounge
12'4" x 12'5" (3.77 x 3.80)
A cozy lounge area with feature fireplace, window to the front elevation and a central heating radiator.

Dining Room
16'0" x 11'6" (4.88 x 3.53)
A semi - open plan area with a feature Calor gas burner, wooden flooring, a window to the rear elevation and access to the cellar. This open plan area welcomes access to the kitchen but also maintains a nice degree of separation.

Kitchen
8'4" x 17'3" (2.56 x 5.26)
A lovely bright space with velux roof window to the side elevation and access to the utility / sun room. There is an integrated electric oven and gas hov over, feature radiator and tiled flooring. The central heating boiler can also be found here.

FIRST FLOOR ACCOMMODATION

Galleried Landing
A large space with access to the bedrooms, convenient storage cupboard and family bathroom. There is also access to the attic space via a hatch.

Bedroom One
12'5" x 9'3" (3.81 x 2.82)
A double bedroom with a window to the front elevation, central heating radiator and convenient fitted wardrobes.

Bedroom Two
11'1" x 8'8" (3.39 x 2.65)
A lovely bedroom wit a window to the rear elevation and a central heating radiator

Bedroom Three
12'7" x 6'1" (3.86 x 1.87)
Single bedroom with a window to the front elevation and a central heating radiator.

Family Bathroom
8'0" x 9'6" (2.44 x 2.91)
Generous bathroom with a four piece suite comprising of a panelled bath, separate shower, sink and WC. With a window to the side elevation and a chrome heated towel radiator.

Outside
Outside to the front on an elevated position is a well kept garden with planting area. To the rear is a wonderful 'english country garden' style with a range of established plants, flowers and shrubs. There is access to the workshop which could be easily converted to a garage boasting off street parking via the access road.

EPC
The Property has an EPC Rating of 59/D

Rights of Way, Wayleaves & Easements
We are not aware of any public rights of way crossing the property.

Tenure
The Property is understood to be freehold

Viewing Arrangements
For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | lisa@wtparker.com
Rachael Grange 01246 232156 | rachael@wtparker.com

Council Tax Banding
Chesterfield Borough Council - Band A

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.





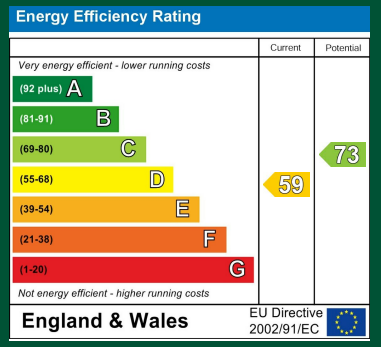




















W.T.PARKER
EST. 1909

4 Glumangate, Chesterfield, S40 1QA
Telephone: 01246 232156
E-Mail: residential@wtparker.com
Website: www.wtparker.com