







26 Levens Way

Newbold • Chesterfield • S41 8HZ

Guide Price £220,000 to £230,000

Welcome to this well-maintained three-bedroom semi-detached home, situated in the popular area of Newbold. The property enjoys convenient access to a good selection of local amenities, including shops, cafés and everyday services, with Chesterfield town centre also within easy reach. Well-regarded schools are located nearby, while Holmebrook Valley Park and Linacre Reservoir provide excellent opportunities for walking and enjoying the outdoors. The property is also ideally positioned for commuters, with convenient access to Chesterfield train station, major road networks and the M1, while the Peak District is easily accessible. This property makes an ideal home for couples and families alike. The property is entered via a welcoming hallway, with the staircase rising to the first floor. To the left is a convenient ground floor WC. Straight ahead is the kitchen diner, offering fitted storage, space for freestanding appliances and an external door providing direct access to the rear garden. To the right of the hallway is the living room, a spacious and well-proportioned reception area benefitting from dual-aspect windows, allowing plenty of natural light into the room. Double doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. To the first floor are three bedrooms and the family shower room, with the landing also benefitting from useful storage. Bedrooms one and two both overlook the rear garden. The principal bedroom is a spacious double room featuring fitted wardrobes, while bedroom two is another well-proportioned double. Bedroom three is a good-sized single room, ideal as a child's bedroom, nursery or home office. The shower room is fitted with a three-piece suite comprising a shower cubicle, wash basin and WC. Externally, the property enjoys a spacious, enclosed and well-maintained rear garden. A patio area provides ample room for outdoor seating, with steps leading up to a generous lawn and a pathway running along the side. To the rear is a pebbled and barked area featuring a shed and further seating space. To the front of the property is an additional lawned garden with gated access, alongside driveway parking.





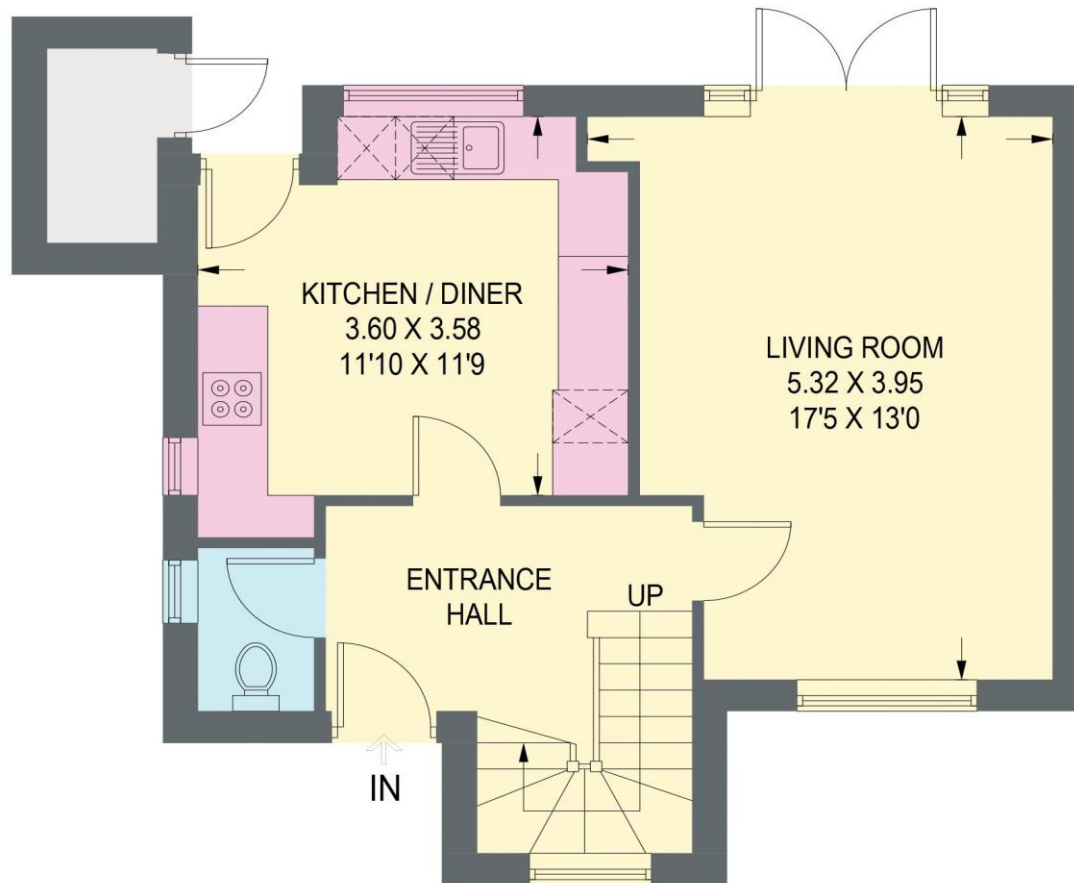
- Three Bedroom Semi Detached House
- Close to Local Amenities
- Spacious Dual Aspect Living Room
- Kitchen Diner with Space for Freestanding Appliances
- Three Good Sized Bedrooms
- Three Piece Suite Shower Room
- Large Enclosed Rear Garden & Patio
- Front Driveway Parking & Lawn
- Ideal for Multiple Buyers
- Council Tax Band B/EPC Rating C



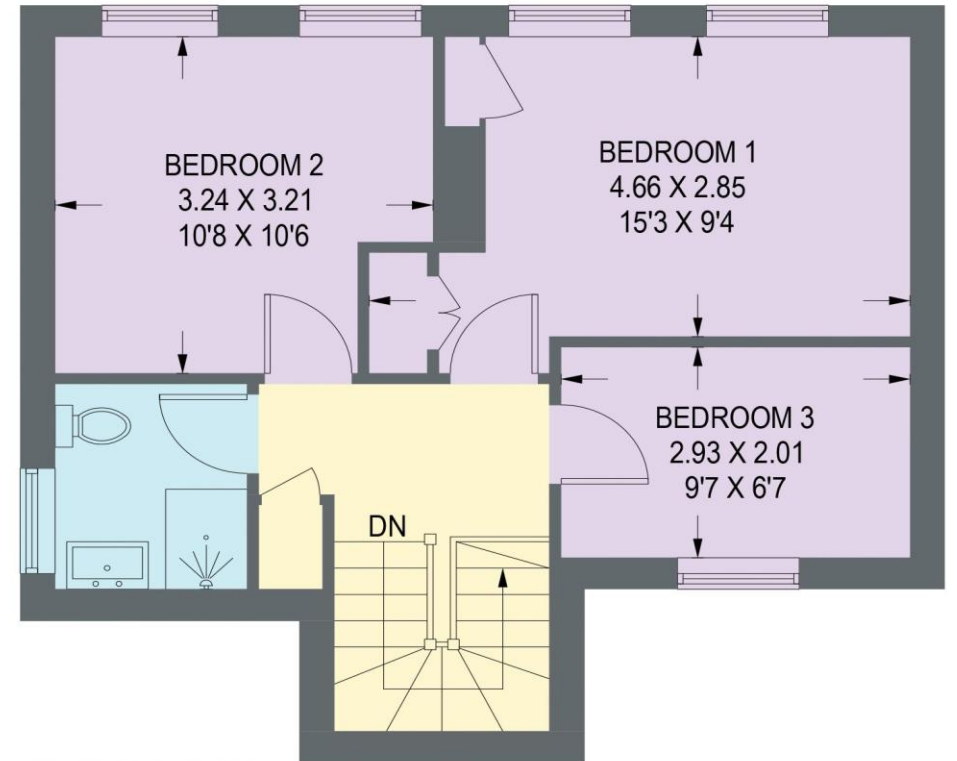


26 LEVENS WAY

APPROXIMATE GROSS INTERNAL AREA = 81.7SQ M / 879.1 SQ FT



GROUND FLOOR
41.8 SQ M / 450.3 SQ FT



FIRST FLOOR
39.8 SQ M / 428.8 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1338517)

