



**w****ards**  
estate agents

**38 Holme Park Avenue**

Upper Newbold, Chesterfield, S41 8XB

**Guide price £325,000**

## 38 Holme Park Avenue

Upper Newbold, Chesterfield, S41 8XB

Guide Price £325,000 - £350,000

Positioned within a lovely, extremely sought after location on the perimeter of Holme Brook Valley Park- this FIVE BEDROOM DETACHED FAMILY HOUSE is within close proximity to Linacre Reservoir and on the fringe of the National Peak Park. Easy access to local amenities, reputable schools, bus routes and commuter routes to Chesterfield, Dronfield & Sheffield.

Situated upon a corner plot on the edge of a popular cul de sac with block paved entrance road the property does require a scheme of modernisation and currently benefits from gas central heating, part uPVC/Part wooden double glazed windows and comprises of front porch, entrance hallway, cloakroom/WC, converted garage/Bedroom 5 ( BR approval) fitted kitchen, family reception room which is open plan to the dining room and conservatory. On the first floor main double bedroom with en suite shower room, second double bedroom and two further single bedrooms, family bathroom with 3 piece suite.

Front block paved driveway provides parking for 2/3 vehicles. Cobble pathway with gated entrance to the side of the property and provides access to the rear gardens.

Enclosed rear garden with fenced boundaries. Lawn and side stocked borders. Cobble block patio. Greenhouse, two garden sheds and additional garden summer house.

### Additional Information

Gas Central Heating -Ideal Classic conventional boiler  
Part uPVC double glazed windows  
Part wooden sealed unit double glazed windows  
Gross Internal Floor Area - 121.5 Sq.m/1307.7 Sq.Ft.  
Council Tax Band -D  
Secondary School Catchment Area- Outwood Academy Newbold

### Additional Information Garage Conversion

04/00838/OTHBND - Planning Approval Certificate available dated 24th April 2006





#### **Porch**

4'3" x 3'8" (1.30m x 1.12m)

Front entrance door leads into the porch and then onto the main entrance hallway.

#### **Entrance Hall**

11'9" x 6'9" (3.58m x 2.06m)

With useful under stairs store cupboard. Door to cloakroom.

#### **Cloakroom/WC**

5'3" x 2'8" (1.60m x 0.81m)

Comprising of a 2 piece suite which includes a low level WC and wash hand basin.

#### **Ground Floor Bedroom 4**

15'11" x 7'9" (4.85m x 2.36m)

Original garage converted into a versatile room which could be used for an additional bedroom, playroom, office or home working. Laminated flooring and useful walk in storage cupboard.

#### **Fitted Kitchen**

14'5" x 8'2" (4.39m x 2.49m)

Comprising of a range of base and wall units with worksurfaces and inset stainless steel sink unit with tiled splash backs. Double oven, gas hob and extractor above. Space for dishwasher, washing machine and fridge/freezer. Ideal Classic Boiler. Side wooden door leads onto the side pathway with access to the rear gardens.

#### **Reception Room**

14'10" x 14'4" (4.52m x 4.37m)

Family reception room with rear aspect bay window. Fireplace with marble back & hearth and gas-fire. Open Plan to the dining room.

#### **Dining Room**

9'3" x 8'2" (2.82m x 2.49m)

This room is open plan to the reception room, has laminate flooring and internal wooden glazed doors which lead into the Conservatory

#### **uPVC Conservatory**

10'10" x 7'7" (3.30m x 2.31m)

Having laminated flooring and French doors onto the rear patio and garden.

#### **First Floor Landing**

12'7" x 11'10" (3.84m x 3.61m)

Having airing cupboard with cylinder water tank. Access via a retractable ladder to the loft space which has some boarding.

#### **Rear Double Bedroom 1**

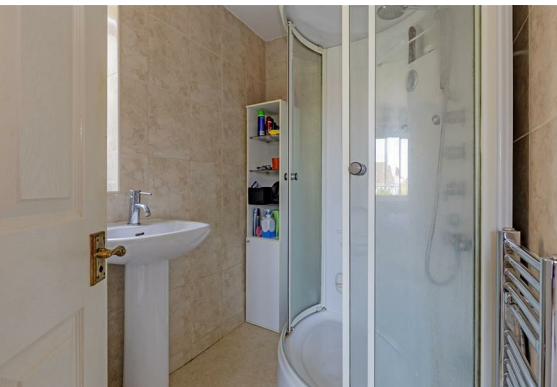
12'9" x 11'5" (3.89m x 3.48m)

Main double bedroom with rear aspect window and double built in wardrobe.

#### **En-Suite Shower Room**

7'2" x 4'11" (2.18m x 1.50m)

Being fully tiled and comprising of a 3 piece suite which includes a steam shower cubicle (requires repair) with mains shower, pedestal wash hand basin and low level WC





### **Rear Double Bedroom 2**

11'5" x 10'8" (3.48m x 3.25m)

A second double bedroom with rear aspect window and double built in cupboard.

### **Front Single Bedroom 3**

9'0" x 8'6" (2.74m x 2.59m)

Generous third single bedroom with front aspect window.

### **Front Single Bedroom 5**

8'4" x 8'2" (2.54m x 2.49m)

A further single bedroom with front aspect window.

### **Family Bathroom**

6'6" x 6'2" (1.98m x 1.88m)

Being fully tiled and comprising of a 3 piece suite which includes a Spa Bath (currently requires repair) with electric shower and screen, wash hand basin set in a vanity cupboard and low level WC. Chrome heated towel rail.

### **Outside**

Front block paved driveway provides parking for 2/3 vehicles. Cobble pathway with gated entrance to the side of the property and provides access to the rear gardens.

Enclosed rear garden with fenced boundaries. Lawn and side stocked borders. Cobble block patio. Greenhouse, two garden sheds and additional garden summer house.

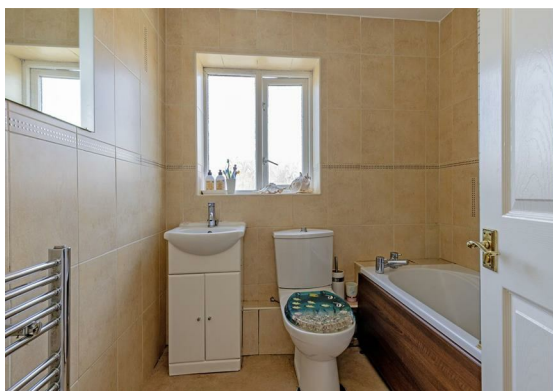
### **External Store**

9'10" x 5'0" (3.00m x 1.52m)



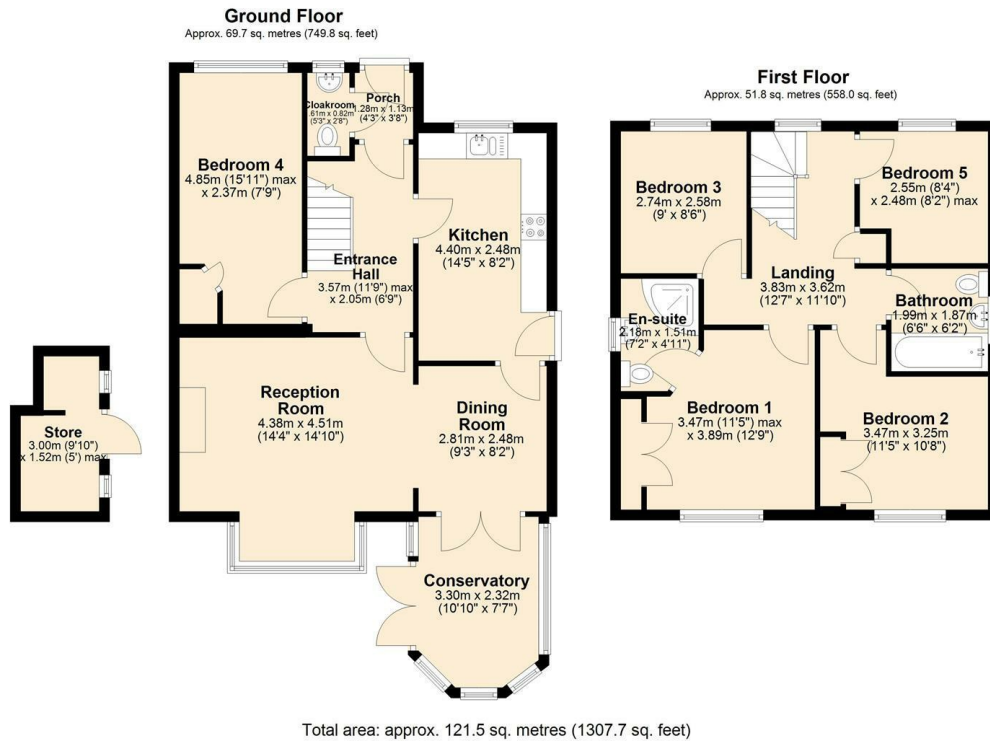
### **School catchment areas**

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.

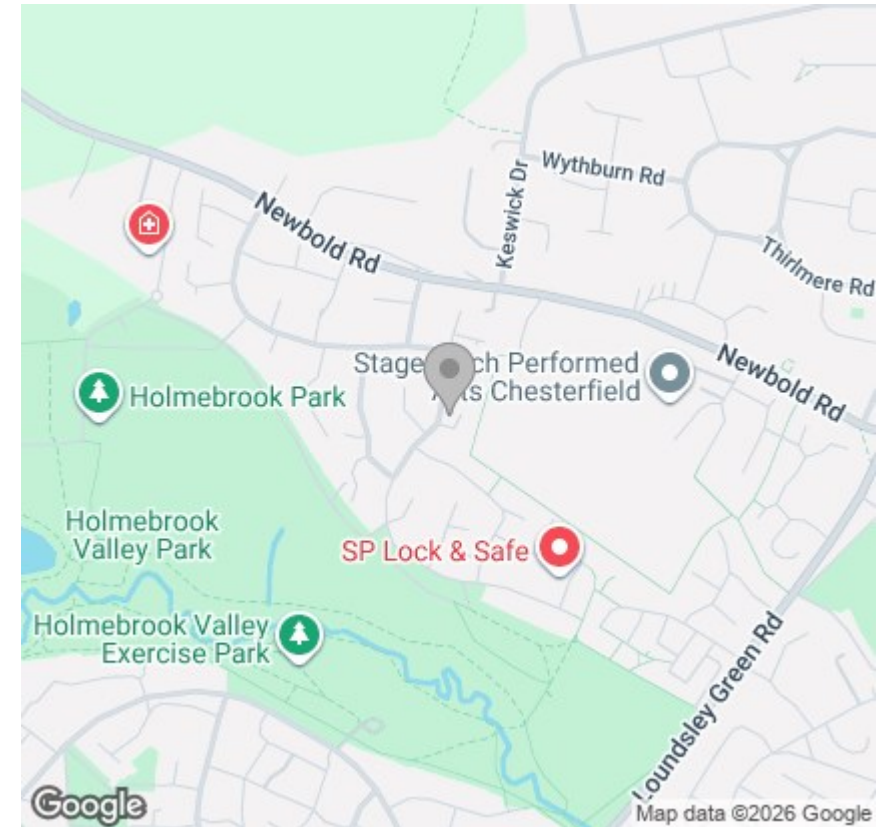


Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan



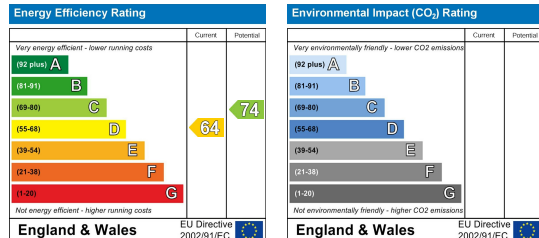
## Area Map



## 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



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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

