



wAards
estate agents

497 Newbold Road

Upper Newbold, Chesterfield, S41 8AE

£595,000

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We are delighted to present this Stunning FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE which is situated upon a superb elevated plot within this extremely sought after residential location. Positioned within close proximity to Holme Brook Valley Park, 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.

Deceptively spacious and versatile family accommodation which benefits from approx 1700 sq ft of living space and benefits from gas central heating(combi boiler) and uPVC double glazing. Impeccably presented with modern and extremely stylish fittings/decoration the interior offers:- entrance hall with feature staircase, splendid open plan integrated kitchen/dining area/living/reception space. Utility room and cloakroom/WC. Versatile dining room/home working room. Well proportioned first floor consists of Superb principal bedroom suite with dressing room and exquisite en-suite, three further double bedrooms and fully tiled luxury family bathroom. Scope for further extensions (subject to consents)

The property enjoys an enviable roadside position with low level stone boundary walling, long driveway leading up to the front of the property providing ample car parking spaces for 4/5 vehicles with adequate turning space. Well tended lawns and mature trees with side fenced & hedge perimeter boundaries.

Fabulous enviable private, enclosed, fully landscaped rear gardens. Feature central raised Stone flagged Pergola stone absolutely perfect for OUTSIDE FAMILY AND SOCIAL ENTERTAINING/FRESCO DINING!. Substantial hedge boundaries, mature trees and extensive lawn area. Side borders stocked with well established shrubs. Upper plum slate area with water feature. Superb further stone paved terrace, ideal for BBQ area with seating space.

Additional Information

Gas Central Heating- Worcester Bosch Combi Boiler (New in 2022)
uPVC double glazed windows(except one window- please confirm)
Rewired(certicate required)
Gross Internal Floor Area- 157.8 Sq.m/ 1698.7 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area -Outwood Academy Newbold

Front Entrance Hall

13'9" x 0.7" (4.19m x 0.00m.2.13m)

Composite front entrance door leadings into the welcoming entrance hall. Feature wooden staircase & treads with subtle lighting climbs to the first floor. Tiled floor. Useful under stairs storage cupboard where the eclectic consumer unit is located. Door leads to the reception room.





Reception Room

18'4" x 12'1" (5.59m x 3.68m)

This splendid open plan area is truly the 'FAMILY HUB' of this offering plenty of space for family enjoyment and has underfloor heating and downlighting! Includes the integrated kitchen, dining space and a fabulous cosy snug/living space. Dining/Snug/Living Space with a feature Media Wall. Front aspect window providing pleasant view of the front gardens.

Superb Integrated Kitchen

11'3" x 8'3" (3.43m x 2.51m)

Integrated Kitchen includes a splendid range of base and wall units with complimentary Granite work surfaces with upstands and window sill. Inset Proceine sink with mixer tap and drainer unit. Space for Rangemaster Electric Stove with feature extractor fan above. Integrated dishwasher Space for American style Fridge/Freezer. Breakfast Bar with integrated wine cooler. Side stable door leads to the utility. Rear aspect window enjoys a view over the gardens.

Utility Room

12'7" x 7'11" (3.84m x 2.41m)

Providing space and plumbing for washer dryer and space for fridge/freezer. The Worcester Bosch Combi boiler is located here (installed 2022) Side aspect window.

Half Tiled Cloakroom

5'0" x 4'4" (1.52m x 1.32m)

Comprising of a two piece suite which includes a low level WC and wash hand basin set in vanity unit with tiled splash backs.

Dining Room

16'8" x 11'3" (5.08m x 3.43m)

Spacious versatile room which is currently being utilised for home working but would suit additional family living space if required. Benefits from front and side aspect window overlooking the gardens and has a feature log burner set upon a Stone hearth. uPVC French doors lead into the Conservatory.

uPVC Conservatory

13'6" x 10'7" (4.11m x 3.23m)

Having both side and rear uPVC windows and side facing uPVC French doors onto the rear patio and gardens. Tiled floor and ceiling fan.

First Floor Landing

19'2" x 5'10" (5.84m x 1.78m)

Access via a retractable ladder to the insulated and boarded loft space with lighting.

Principal Double Bedroom

16'6" x 11'2" (5.03m x 3.40m)

Generously proportioned main double bedroom which enjoys pleasant front aspect views. Benefits from feature wall panelling, subtle downlighting and a very useful build in storage cupboard.

Dressing Room

7'8" x 5'3" (2.34m x 1.60m)

Excellent walk in dressing/storage space with range of wardrobes and shoe storage space.

Exquisite En-Suite

8'7" x 7'8" (2.62m x 2.34m)

Being fully tiled and comprising of a 3 piece suite which includes a shower cubicle with rainfall shower, twin wash hand bowls set within Grey Gloss vanity units. Low level WN. Wall mirror and heated towel rail.

Front Double Bedroom Two

11'3" x 8'9" (3.43m x 2.67m)

A second double bedroom with front aspect window having rooftop views.

Rear Double Bedroom Three

10'9" x 10'4" (3.28m x 3.15m)

Rear aspect third double bedroom currently utilised as additional dressing room with full range of quality AHESTON open plan wardrobes and drawer storage space. Rear views over the gardens.





Rear Double Bedroom Four

13'3" x 7'8" (4.04m x 2.34m)

Fourth versatile double bedroom which could also be used for office or home working if required.

Luxury Family Bathroom

8'0" x 7'4" (2.44m x 2.24m)

A superb family bathroom with fully tiled walls and tiled floor. Comprising of a 4 piece suite which includes a shower area with mains rainfall shower, free standing bath with feature wall taps and free standing shower attachment. Low level WC and wash hand basin set in vanity units. Wall mounted touch mirror and feature heated towel radiator.

Outside

The property enjoys an enviable roadside position with low level stone boundary walling, long driveway leading up to the front of the property providing ample car parking spaces for 4/5 vehicles with adequate turning space. Well tended lawns and mature trees with side fenced & hedge perimeter boundaries.



Fabulous enviable private, enclosed, fully landscaped rear gardens. Feature central raised Stone flagged Pergola stone absolutely perfect for OUTSIDE FAMILY AND SOCIAL ENTERTAINING/FRESCO DINING!. Substantial hedge boundaries, mature trees and extensive lawn area. Side borders stocked with well established shrubs. Upper plum slate area with water feature. Superb further stone paved terrace, ideal for BBQ area with seating space.



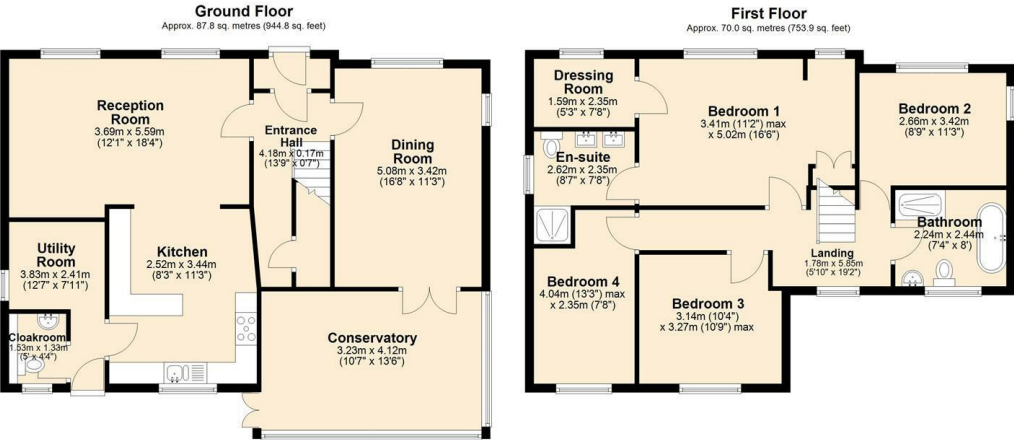
School catchment areas

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

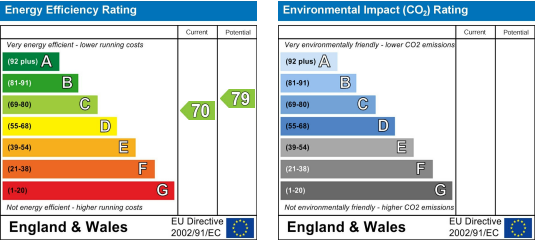


Total area: approx. 157.8 sq. metres (1698.7 sq. feet)

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



Area Map



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.

