wards
estate agents

12 Mansfeldt Road

Newbold, Chesterfield, S41 7BW

Offers over £260,000

12 Mansfeldt Road

Newbold, Chesterfield, S41 7BW

Offers over £260,000

We are delighted to present this 1930's built traditional ORIGNALLY BUILT THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOUSE(bedroom 3 currently used for study area & staircase with access to attic conversion- easily converted back to bedroom use)

The property is situated in this ever popular tree lined residential setting with an enviable roadside presence! Located within close proximity to Chesterfield Town Centre! Easy access for commuters to motorway networks & Chesterfield train station Well placed for Linacre Reservoir & Holmebrook Valley Park, the stunning Peak District & Chatsworth House. Local amenities include shops, reputable schools & bus service into Chesterfield.

Internally the well presented accommodation benefits from gas central heating with a NEW COMBI BOILER in 2025 with 10 year warranty, uPVC double glazing and comprises of:- front entrance hall, reception room, dining room, rear conservatory, extended fitted kitchen with utility room. To the first floor main double bedroom with fitted wardrobes, second double with built in cupboards, third single bedroom which is currently used for study space and includes a staircase leading to the attic conversion (could easily be changed back to use as bedroom) Superb family 4 piece bathroom.

Fabulous rear enclosed garden with superb external bar/entertainment outbuilding- perfect for family & social entertaining/enjoyment! - Insulated and having light, power and TV point.
Limestone patio, lawns with side borders having a water feature. Security lighting and water tap. Front car parking to the driveway with low stone boundary walling. Driveway for parking and low maintenance front garden.

Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler New in 2025 with 10 year warranty.
uPVC Double Glazed windows/facias/soffits/guttering
Loft Conversion does not have relevant Building Regulations Certification
Gross Internal Floor Area- 137.3 Sq.m/ 1478.0 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area - Outwood Academy Newbold

Entrance Hall

14'7" x 11'0" (4.45m x 3.35m)

Front Composite entrance door. Useful under stairs store where the boiler is located. Stairs climb to the first floor.

Extended Fitted Kitchen

15'1" x 7'10" (4.60m x 2.39m)

Comprising of a range of base and wall units with Cream fronts, complimentary work surfaces with inset sink. Integrated oven, hob and with chimney extractor above. Integrated dishwasher and fridge. Door to side utility.

Utility Room

14'3" x 7'3" (4.34m x 2.21m)

A useful utility space with front uPVC door and rear door to the gardens. Space and plumbing for washing machine.

Reception Room

12'3" x 11'1" (3.73m x 3.38m)

Having a font aspect bay window. Wall mounted electric fire. Internal doors into the dining room.

Dining Room

11'11" x 11'11" (3.63m x 3.63m)

A further reception roorm with Patio doors leading into the conservatory

uPVC Conservatory

10'10" x 8'1" (3.30m x 2.46m)

Benefits from views over the sun blessed gardens at the rear. French doors onto the patio and gardens. Radiator and laminate flooring. Useful additional store with lighting.

First Floor Landing

6'11" x 6'11" (2.11m x 2.11m)

Access to the bedrooms and family bathroom

Front Double Bedroom One

12'5" x 11'2" (3.78m x 3.40m)

Main double bedroom with front aspect bay window. Range of fitted wardrobes.

Rear Double Bedroom Two

11'11" x 11'11" (3.63m x 3.63m)

A second double bedroom with rear aspect window. Range of built in cupboards.

Front Single Bedroom Three
6'6" x 6'6" (1.98m x 1.98m)

Original third single bedroom which is currently being used for study area and has a staircase access to the attic conversion space. This room could easily be converted back to third bedroom facility.

Shower Room
8'4" x 6'9" (2.54m x 2.06m)

Superb 4 piece shower room which comprises of a shower cubicle with rainfall shower, low level WC, corner bath, half pedestal wash hand basin. Mirror fronted wall toiletry cabinet, chrome heated towel rail and tiled flooring.

Attic Room
18'1" x 15'5" (5.51m x 4.70m)

With two Velux windows and radiator. Surplus amounts of eaves storage.

Outside
Fabulous rear enclosed garden with SUPERB EXTERNAL BAR/ENTERTAINMENT OUTBUILDING- PERFECT FOR FAMILY & SOCIAL ENJOYMENT/ENTERTAINING! Insulated and having light, power and TV point.
Limestone patio, lawns with side borders. Security lighting and water tap.

Front car parking to the driveway with low stone boundary walling. Driveway for parking and low maintenance front garden.

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.

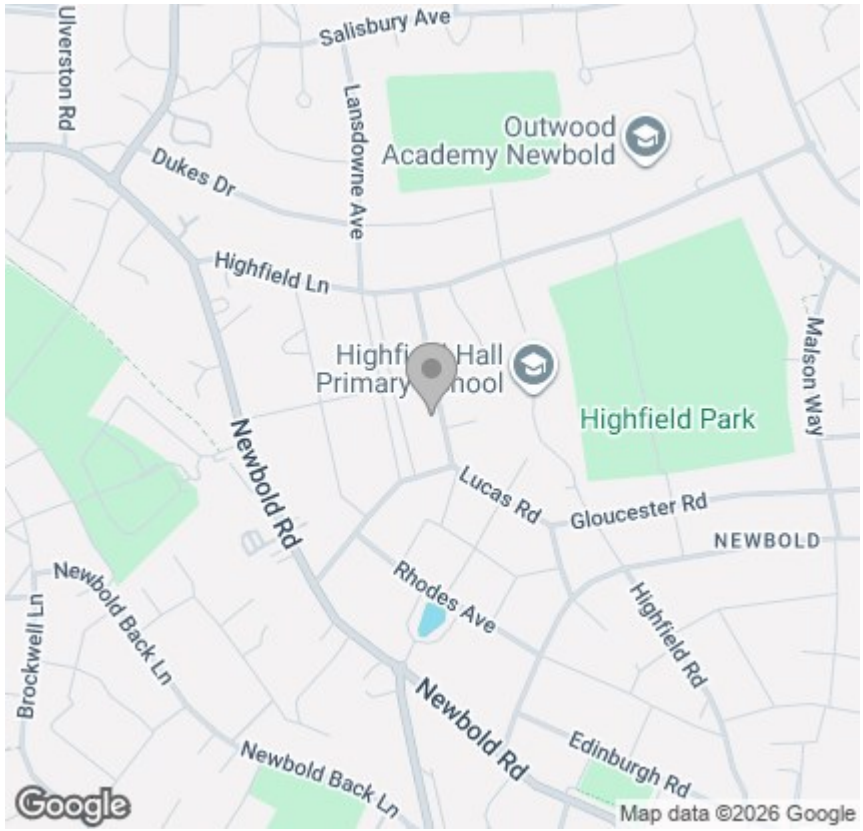
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan

Total floor area: 137.3 sq.m. (1,478 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

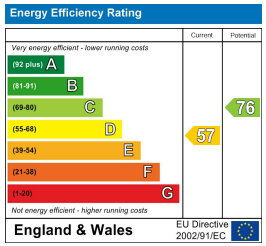
Area Map

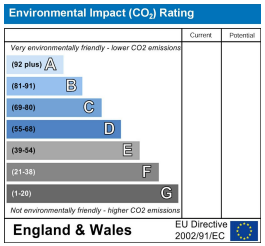


Viewing

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

RICS