







27 Highfield Lane

Newbold • Chesterfield • S41 8AX

Guide Price £350,000 to £360,000

Welcome to this extended three-bedroom detached family home, situated in the highly regarded area of Newbold. The property enjoys excellent access to a wide range of local amenities, while Chesterfield town centre is just a short distance away, offering a variety of shops, restaurants, leisure facilities, and everyday conveniences. The area is particularly popular with families due to its highly regarded schools and excellent transport links, including convenient access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Nearby Holmebrook Valley Park provides attractive green spaces, walking routes, and outdoor recreation opportunities. Offering spacious accommodation throughout and excellent potential for modernisation, this property presents an ideal opportunity for both couples and families. The property is entered via a welcoming porch, which leads into the main hallway. To the right is the dining room, a versatile front-facing reception room offering a variety of uses, whether for formal dining, a family room, or additional living space. A door from the dining room leads through to a separate utility area, providing space for freestanding appliances and benefitting from external access to the rear of the property. Positioned to the left of the hallway is the kitchen, which offers ample storage, integrated appliances, and a feature bay window overlooking the side garden, creating a bright and practical working space. Moving through the hallway, there is access to a ground floor shower room fitted with a shower cubicle, wash basin, and WC. To the rear of the property is the spacious living room, a bright and comfortable reception space filled with natural light. Double doors open into the conservatory, which provides an additional living area and enjoys further double doors leading directly onto the garden. To the first floor are three bedrooms and the family bathroom. Bedroom one overlooks the rear garden and is a spacious double room. Bedroom two is another generous double bedroom positioned at the front of the property. Bedroom three also overlooks the garden and benefits from a bay window and fitted wardrobes, making it a versatile room suitable for a variety of uses. The family bathroom is fully tiled and fitted with a three-piece suite comprising a corner bath, wash basin, and WC. A staircase leads to the second floor, where there is an occasional attic room, ideal for storage or hobby use, together with a separate study area, providing an excellent space for home working. Externally, the main garden is positioned to the side of the property and offers an enclosed and private outdoor space. A patio seating area leads onto a level lawned garden bordered by mature shrubs and planting, creating an attractive and easy-to-maintain setting. To the rear of the property is a further patio area along with a useful storage shed. To the front of the property, a generous driveway provides off-road parking for multiple vehicles.





- Extended Three Bedroom Detached House
- Desirable Newbold Location - Scope to Personalise
- Versatile Dining Room & Separate Utility
- Spacious & Bright Living Room and Conservatory
- Ground Floor Shower Room & First Floor

Bathroom

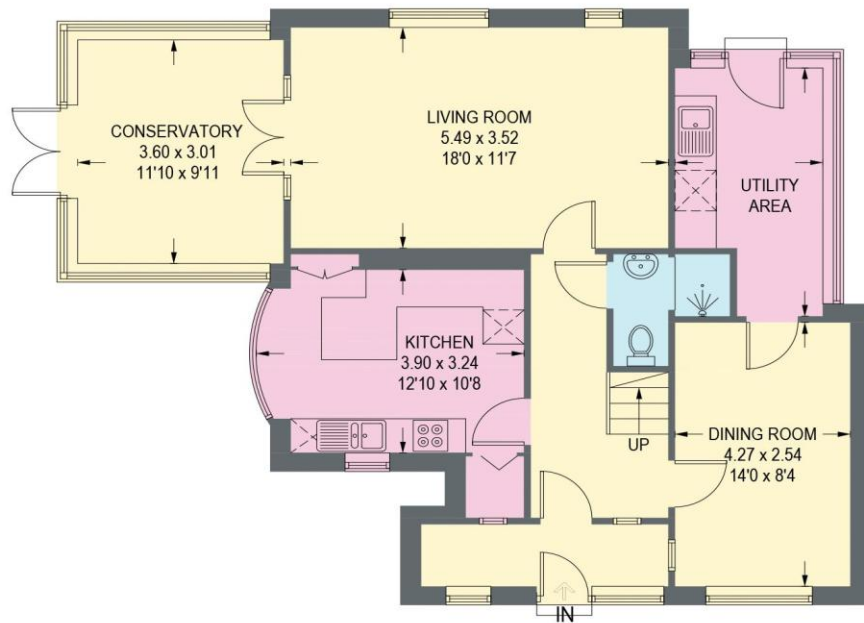
- Three Well Proportioned Bedrooms
- Two Occasional Attic Rooms
- Enclosed Rear Garden & Patio
- Ample Front Driveway Parking
- Council Tax Band D



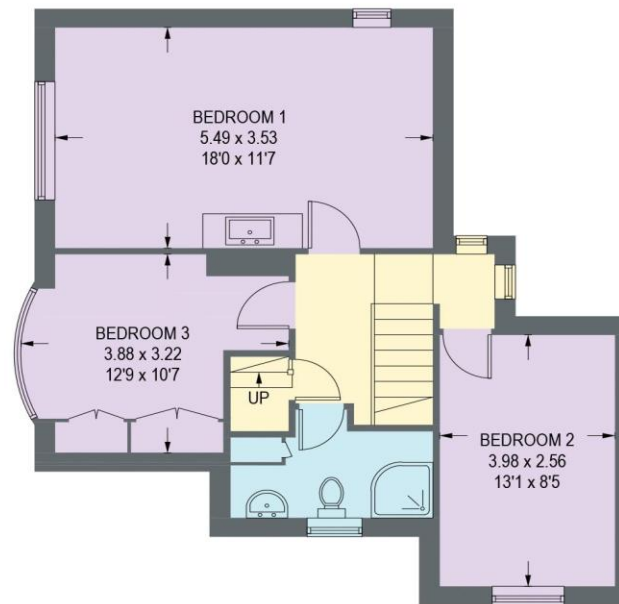


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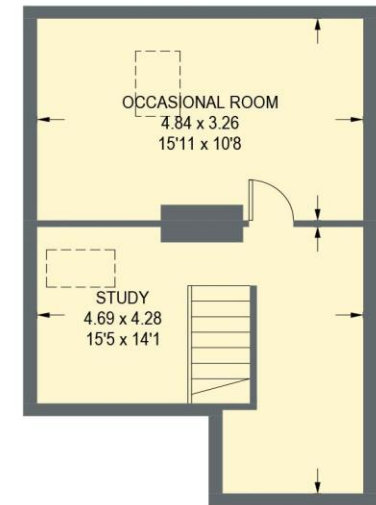
APPROXIMATE GROSS INTERNAL AREA = 162.1 SQ M / 1744.6 SQ FT



GROUND FLOOR = 76.7 SQ M / 825.6 SQ FT



FIRST FLOOR = 52.7 SQ M / 567.7 SQ FT



SECOND FLOOR = 32.6 SQ M / 351.3 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1326276)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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