



32 Sherbourne Avenue,  
Newbold, S41 8TL

£189,950

W  
WILKINS VARDY

# £189,950

THREE BED SEMI - CUL-DE-SAC POSITION - LOW MAINTENANCE SOUTH FACING REAR GARDEN

Tucked away in a quiet cul-de-sac, this well presented three bedroom semi detached home offers spacious and practical accommodation throughout. The property features a generous living room, a fitted kitchen with integrated cooking appliances, three bedrooms, and a 4-piece family bathroom. Outside, there is an integral garage, driveway parking, and an enclosed, low maintenance south facing rear garden, perfect for relaxing and entertaining. An ideal home for families and first-time buyers alike.

Located in a popular residential area, the property is well placed for the local amenities in Littlemoor and Newbold, and is readily accessible for commuter links towards Chesterfield, Dronfield and Sheffield.

- IDEAL STARTER HOME/FIRST TIME BUYER
- SEMI DETACHED HOUSE TUCKED AWAY IN A CUL-DE-SAC
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- GENEROUS LIVING ROOM
- THREE BEDROOMS
- 4-PIECE BATHROOM
- INTEGRAL GARAGE & DRIVEWAY PARKING
- LOW MAINTENANCE ENCLOSED SOUTH FACING REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- EPC RATING: E

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 65.6 sq.m./706 sq.ft, (including Garage)  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A uPVC double glazed front entrance door opens into the ...

## Kitchen

9'5 x 8'2 (2.87m x 2.49m)  
Being part tiled and fitted with a range of light grey wall, drawer and base units with under unit lighting and complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include an electric double oven and 4-ring gas hob with patterned splashback and extractor canopy over.  
Space is provided for an under counter fridge.  
Vinyl flooring and downlighting.  
A door gives access to the integral garage.

## Living Room

16'6 x 11'8 (5.03m x 3.56m)  
A generous rear facing reception room, spanning the full width of the property and being fitted with laminate flooring.  
This room also has feature exposed stone/brick walling and a feature fireplace with wood surround, marble effect inset and hearth, and an inset living flame coal effect gas fire.  
A staircase rises to the first floor accommodation.  
A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

Having a built-in storage cupboard.

## Bedroom One

12'5 x 8'6 (3.78m x 2.59m)  
A good sized front facing double bedroom fitted with laminate flooring.

## Bedroom Two

8'7 x 8'6 (2.62m x 2.59m)  
A good sized rear facing single/small double bedroom.

## Bedroom Three

7'8 x 6'9 (2.34m x 2.06m)  
A front facing single bedroom.

## Bathroom

8'0 x 5'8 (2.44m x 1.73m)  
Being fully tiled and fitted with a 4-piece suite comprising a tiled-in bath, separate shower cubicle with electric shower, pedestal hand wash basin and a low flush WC.  
Tiled floor and downlighting.

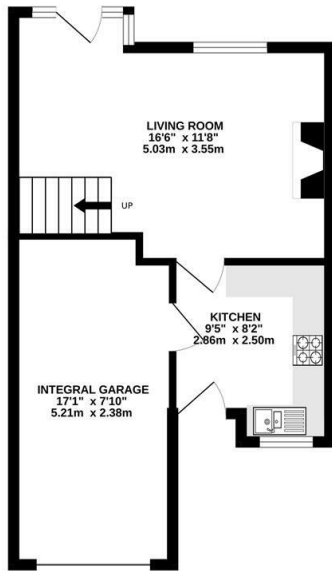
## Outside

A shared tarmac driveway leads up to the front of the property where there is a block paved driveway providing off street parking, together with an Integral Garage (17'1 x 7'10) having an 'up and over' door, light, power, plumbing for a washing machine, heating and a side personnel door into the kitchen.

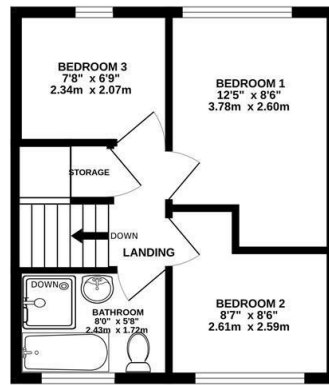
A path leads down the side of the property to the enclosed south facing low maintenance rear garden which is paved and has a decking area with a garden shed.



GROUND FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWINGS

All viewings are to be arranged through the agent.

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, gas fire, kitchen appliances, shower unit, plumbing installations, and electrical 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.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green School 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 ensure satisfaction of their entry criteria.

### Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 52                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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