



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

**22 Newby Road**

Newbold, Chesterfield, S41 8HG

**Guide price £170,000**

## 22 Newby Road

Newbold, Chesterfield, S41 8HG

Guide Price £170,000 - £175,000

Very well presented and maintained and updated TWO BEDROOM SEMI DETACHED FAMILY HOUSE! Situated in this extremely popular residential location, close to local shops, schools, local amenities, bus routes and with easy access to commuter road links to Dronfield, Sheffield and the town centre.

Ideally suited to first time buyers and small families!

Internally the nicely decorated family accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises of side entrance, family reception room, superb Grey Gloss integrated kitchen with access to the Conservatory. To the first floor main double bedroom, partly tiled shower room and second versatile bedroom which could also be used for office or home working.

Front open plan lawn area. Steps to the front door.

South facing rear enclosed garden which has a superb stone patio, low level walling and steps to upper lawn area. Substantially fenced and mature hedge boundaries. Outside electrical socket. Garden sheds.





### Additional Information

Gas Central Heating-Worcester Bosch Combi Boiler  
uPVC Double Glazed Windows/facias/soffits  
Renewed roof  
Gross Internal Floor Area - 76.1Sq.m/819.1Sq.Ft.  
Council Tax Band -A  
Secondary School Catchment Area - Outwood Academy Newbold

### Side Entrance Hall

4'6" x 3'11" (1.37m x 1.19m)  
Composite entrance door into the hallway.

### Reception Room

14'2" x 12'3" (4.32m x 3.73m)  
Family reception room with fireplace having an electric fire.

### Superb Kitchen

17'3" x 8'7" (5.26m x 2.62m)  
Fabulous range of Grey Gloss base and wall units with complimentary work surfaces with inset composite sink and tiled splash backs. Integrated double oven, 5 ring gas hob and chimney extractor fan above. Space for dishwasher. Integrated washer, fridge and dryer. Pantry provides useful storage space. Utility meters. French doors lead into the Conservatory

### Conservatory

10'7" x 8'0" (3.23m x 2.44m)  
Tiled floors. French doors onto the patio area.

### First Floor Landing

6'10" x 2'9" (2.08m x 0.84m)  
Access to the attic space.

### Front Double Bedroom

14'3" x 10'8" (4.34m x 3.25m)  
Main double bedroom. Useful walk in wardrobe.





### **Rear Double Bedroom Two**

10'5" x 9'2" (3.18m x 2.79m)

Walk in cupboard where the Worcester Bosch Combi Boiler is located.

### **Shower Room**

5'7 x 6'1 (1.70m x 1.85m)

Being partly tiled and comprising of a 3 piece suite. Shower area with electric shower, pedestal wash hand basin and low level WC

### **Outside**

Front open plan lawn area. Steps to the front door.

South facing rear enclosed garden which has a superb stone patio, low level walling and steps to upper lawn area. Substantially fenced and mature hedge boundaries. Outside electrical socket. Garden sheds.



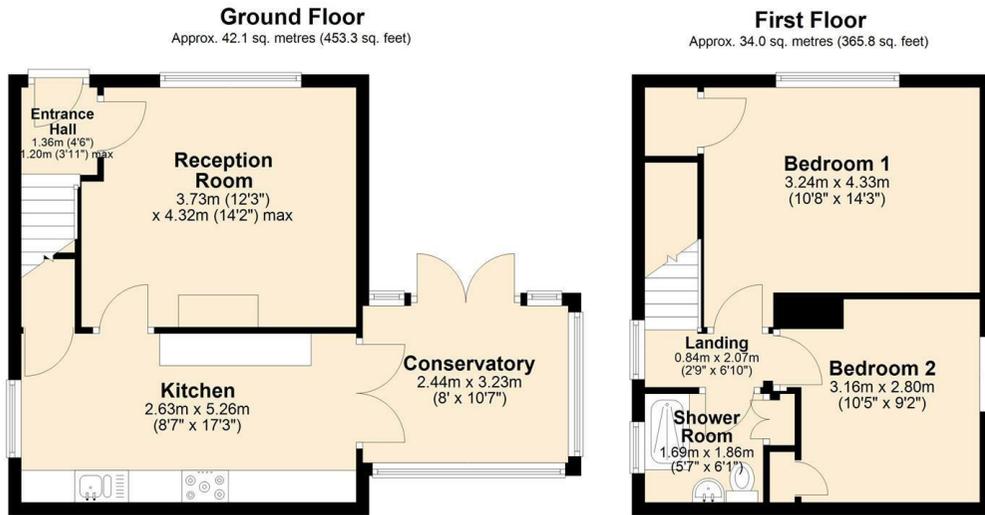
### **School catchment areas**

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

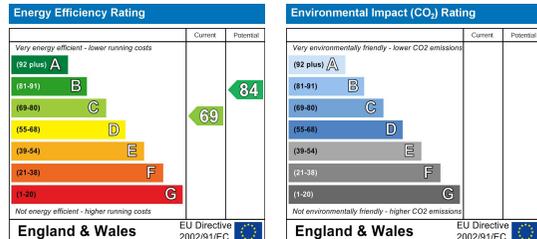


Total area: approx. 76.1 sq. metres (819.1 sq. feet)

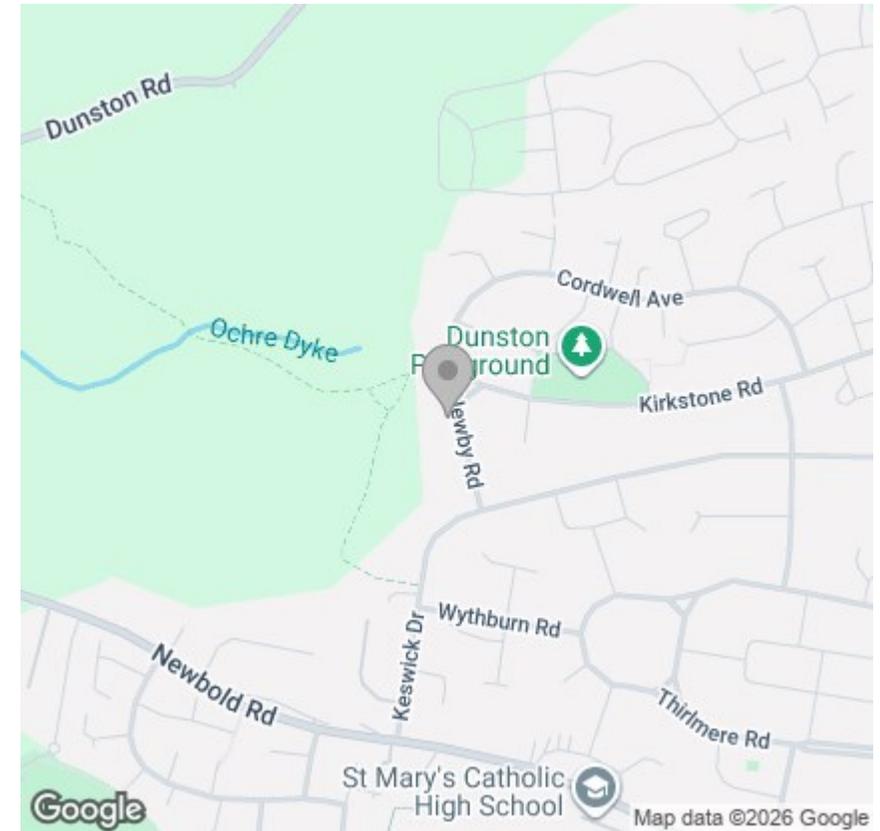
## Viewing

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.

17 Glumangate, Chesterfield S40 1TX

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

