wards
estate agents

13 Dunston Lane

Newbold, Chesterfield, S41 8EY

Guide price £220,000

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Guide Price £220,000 - £230,000

Well presented and maintained 1930's built period THREE BEDROOMED SEMI DETACHED HOUSE with lovely enclosed SOUTH FACING rear gardens. Situated in this extremely popular cul de sac in this sought after residential location. Perfectly placed for local amenities, shops, post office, doctors, well regarded schools and bus routes. Easy access via good commuter roads to Chesterfield town centre, Dronfield and Sheffield.

Internally the accommodation has been professionally re-decorated recently in the hallway and main bedroom, benefits from gas central heating, uPVC double glazing and comprises of entrance hall, front reception room, fitted kitchen with central island and patio doors into the conservatory. To the first floor main double bedroom, second double and a versatile third bedroom which could also be used for an office/home working. Superb partly tiled family bathroom with 3 piece suite.

There is ample off road parking spaces to the front driveway of the property with side fenced boundaries. Established borders. Side secure gate leads to the rear of the property.

Well presented and enclosed SOUTH FACING rear gardens with hedge and fenced boundaries. Paved patio area and low steps leading down to the well tended area of lawn which has mature fully stocked borders set with an abundance of planting and shrubs. Further colour pebble seating area and timber garden shed. A perfect setting for outside social and family enjoyment/entertaining. There is an outside water tap and lighting.

Additional Information

Gas Central Heating -Combi boiler
uPVC double glazed windows
Gross Internal Floor Area - 86.2 Sq.m/ 927.6 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area-Whittington Green School.
Outwood Academy Secondary School is within close proximity.

Entrance Hall
10'9" x 6'0" (3.28m x 1.83m)

Recently professionally redecorated entrance hallway with useful under stairs store cupboard where the Gas Combi Boiler is located. Picture rails and dado rails.

Reception Room
13'2" x 10'11" (4.01m x 3.33m)

Nicely presented family reception room with front aspect bay window. Decorative fire surround with marble hearth and inset gas-fire with decorative pebbles(currently disconnected). Ornate alcoves, coving, picture rails and dado rails.

Fitted Dining Kitchen
10'3" x 6'0" (3.12m x 1.83m)

Comprising of a range of wall and base modern White fronted units with complementary work surfaces having an inset stainless steel sink unit with tiled splash backs. Space for washing machine and cooker with extractor above. Tiled floor and rear aspect window.

Kitchen Area
10'11" x 10'3" (3.33m x 3.12m)

Further range of base and wall units with central breakfast island and further storage below. uPVC patio doors lead into the Conservatory. Feature brick chimney wall with inset hearth.

uPVC Conservatory
13'6" x 9'2" (4.11m x 2.79m)

Having leaded top lights, tiled floor and French doors leading out to the rear garden.

First Floor Landing
10'0" x 6'0" (3.05m x 1.83m)

Front Double Bedroom One
13'2" x 10'11" (4.01m x 3.33m)

Main generous double bedroom having been recently professionally redecorated. Includes a range of built in wardrobes. Decorative feature fireplace. Picture rails and dado rails.

Rear Double Bedroom Two
10'11" x 10'3" (3.33m x 3.12m)

A second double bedroom with rear aspect window and useful store cupboard.

Front Bedroom Three
7'9 x 6'0 (2.36m x 1.83m)

A versatile third bedroom which could also be used for office or home working. Front aspect window. Access via a retractable ladder to the loft space which has lighting.

Family Bathroom

5'9" x 5'5" (1.75m x 1.65m)

Having partly tiled walls and comprising of a 3 piece White suite which includes a bath with mixer tap and modern shower hose- Electric Triton shower unit over. Pedestal wash hand basin and low level WC.

Outside

There is ample off road parking spaces to the front driveway of the property with side fenced boundaries. Established borders. Side secure gate leads to the rear of the property.

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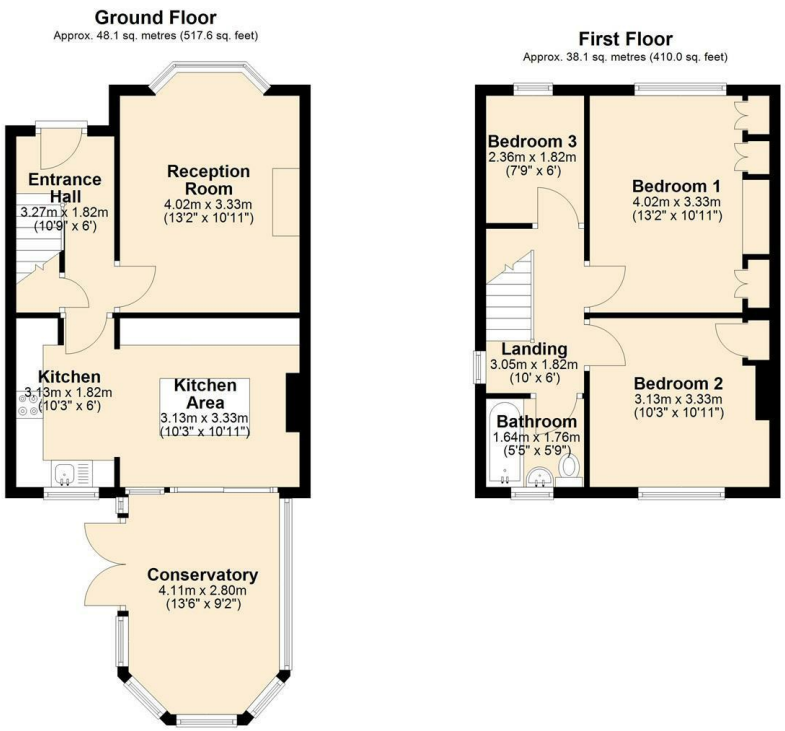
School catchment areas

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.

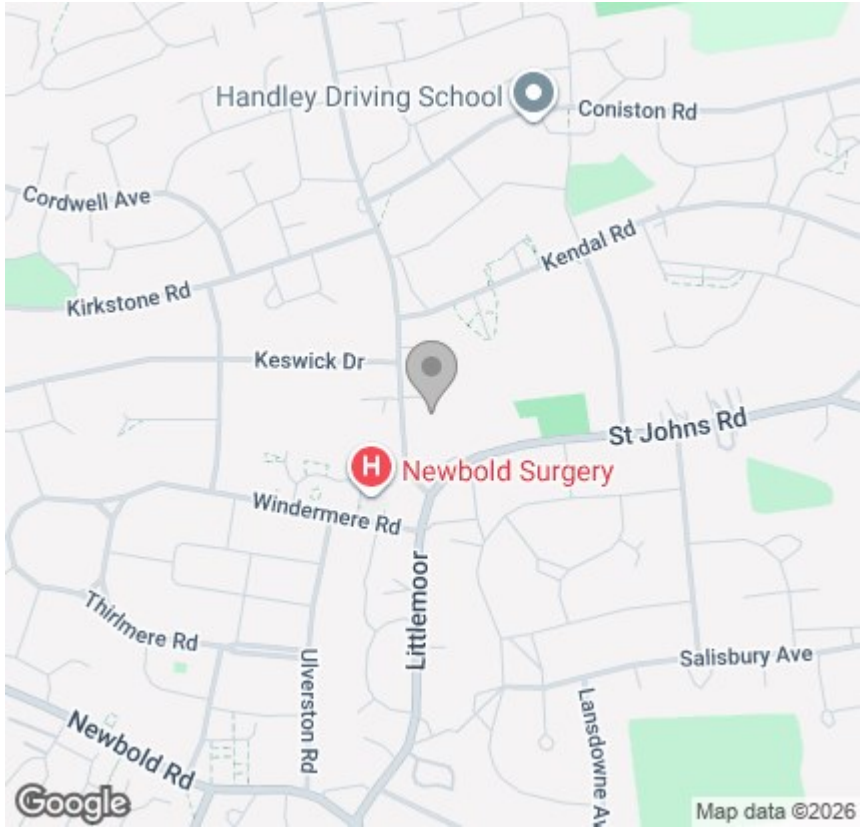
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 86.2 sq. metres (927.6 sq. feet)

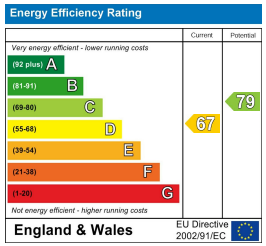
Area Map

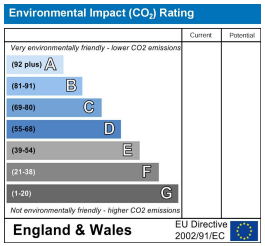


Viewing

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.

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