



Larch Way
Newbold, Chesterfield
£235,000



PINEWOOD
PROPERTIES

Est. 2004

****SUPERBLY PRESENTED AND EXTENDED FAMILY HOME****This superbly presented and extended **THREE Bedroom Semi-Detached Home** offers attractive and well-appointed family accommodation It is most favourably situated within a mile of the town centre in the sought after village of Brockwell. With an outstanding 26m long south east facing rear garden. Internally the property has an entrance hall, living room with a feature fireplace, modern well-appointed kitchen with breakfast bar, dining room having been extended in 2018 to make a wonderful open plan entertaining space with french doors leading out to the extensive 26m rear south east facing garden with lawn, seating areas and shed. To the first floor is a recently fitted modern family bathroom (2020) with a white suite and shower over bath, main bedroom with built-in storage, another double bedroom and a single bedroom. To the front is a block paved driveway for 2/3 cars with gated access to the single detached garage. uPVC Double Glazing (Triple Glazing to the extension) and Gas Central Heating (Combi Boiler)

****VIRTUAL VIDEO TOUR AVAILABLE****

**** PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION****

- South East Facing Rear Garden with Block Paved Patio Seating Area
- Detached Brick Built Single Garage
- Lounge with Feature Fireplace
- Well Presented Family Home
- Modern Kitchen with Breakfast Bar
- Block Paved Driveway for 2/3 Cars
- Extended to the Rear 2018
- NEW Bathroom Fitted 2020
- Walking Distance to Town Centre
- Gas Central Heating and uPVC Double and Triple Glazing

Entrance Hall/Stairs/Landing

Entering through a composite door into the open hall with a staircase leading to the first floor, with painted decor, wooden flooring and three radiators. The landing has grey carpet and painted decor, coving, built in storage, uPVC window and loft access.

Living Room

17'1 x 11'11 (5.21m x 3.63m)

The living room has wooden flooring, painted decor, coving, upVC window, radiator and a contemporary fire surround fitted with a coal effect gas fire

Dining Room

11'8 x 7'1 (3.56m x 2.16m)

This room has been extended in 2018 and is open plan to the kitchen, with wooden flooring, painted decor, uPVC window, two radiators, coving and uPVC french doors leading out to the rear garden.

Breakfast Kitchen

12'1 x 6'10 (3.68m x 2.08m)

Fitted with a good range of shaker style cream wall and base units with tiled splashbacks and complementary work surfaces, featuring a Belfast inset sink with chrome mono bloc tap, Integrated BOSCH double oven, four ring gas hob, extractor fan and microwave, with space for an under-counter fridge, freezer and dishwasher. Having painted decor, wooden flooring, small breakfast bar, radiator and uPVC external side door.

Family Bathroom

6'11 x 5'6 (2.11m x 1.68m)

This has fully tiled family bathroom has recently been refitted in 2020 and features a white suite comprising of a panelled bath with shower over and glass concertina screen, pedestal wash hand basin with chrome taps set in a white gloss vanity unit and a low flush w.c. With linoleum flooring, uPVC frosted window and wall mounted heated towel radiator.

Main Bedroom

12'6 x 10'5 (3.81m x 3.18m)

This is a double bedroom to the front aspect has a built in storage cupboard, grey carpet, painted decor, uPVC window, radiator and coving.

Bedroom Two

11'9 x 11'3 (3.58m x 3.43m)

This is a double bedroom to the rear aspect with built in wardrobes, grey carpet, painted decor, radiator, coving and uPVC window.

Bedroom Three

8'2 x 7'10 (2.49m x 2.39m)

This is a single bedroom to the front aspect with grey carpet, painted decor, coving, radiator and uPVC window.

Front

To the front of the property is a raised bed with shrub planting and a double width blocked paved driveway providing ample off road parking for 2/3 cars, with gated access which leads to the single brick built garage.

Rear Garden

The enclosed 26m south east facing rear garden is lawned with shrub borders with block paved patios and pathways. shed and several seating areas.

Single Garage

7'10" x 17'1" (2.41 x 5.22)

This detached brick built garage (with light and power and plumbing for an automatic washing machine).

General

Tenure: Freehold

Total Floor Area: 1046.00 sq ft / 97.2 sq m

Energy Performance Rating: D

uPVC Double Glazed Windows and Doors

Gas Central Heating: Combi Boiler

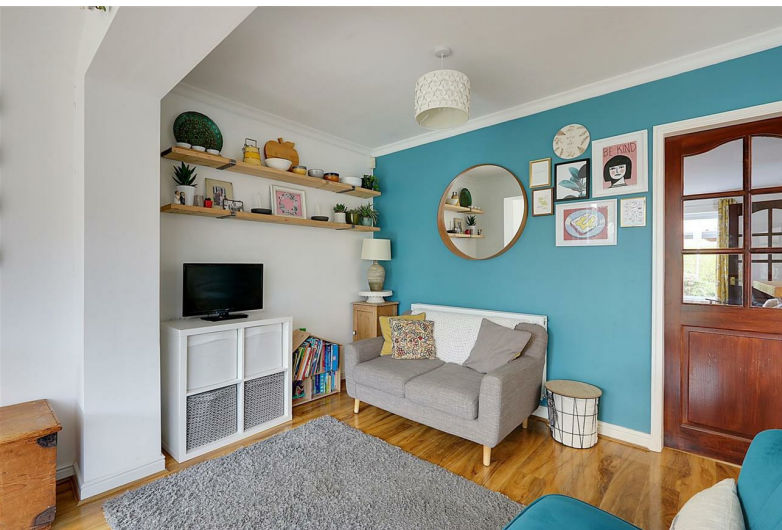
Extension built 2018 and has uPVC Triple Glazing

Bathroom refitted 2020

Garage has had a new fuse box fitted and re wired 2019

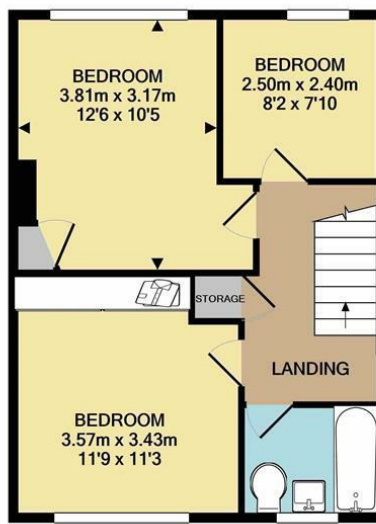
House has had a new fuse box fitted 2019

Burglar Alarm





GROUND FLOOR
APPROX. FLOOR
AREA 56.6 SQ.M.
(609 SQ.FT.)

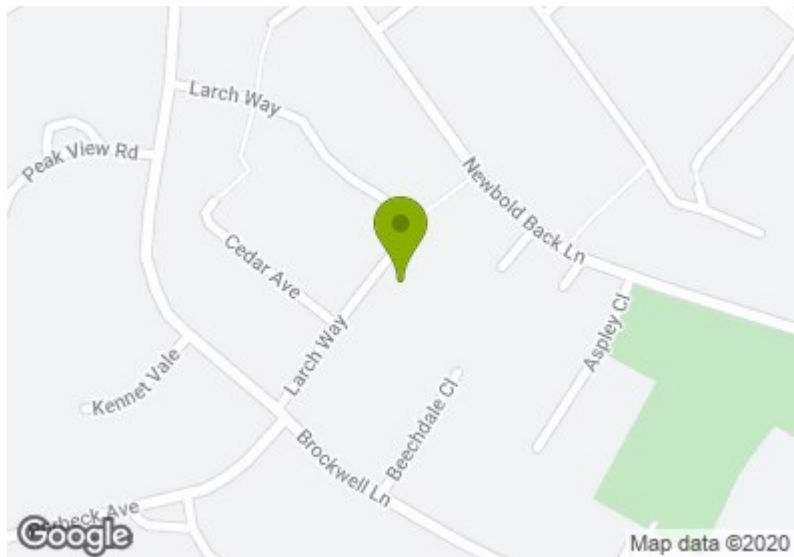


1ST FLOOR
APPROX. FLOOR
AREA 40.6 SQ.M.
(437 SQ.FT.)

TOTAL APPROX. FLOOR AREA 97.2 SQ.M. (1046 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 78 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 74 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 51 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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Chesterfield Office
33 Holywell Street
Chesterfield, S41 7SA

Mansfield Office
24 Albert Street
Mansfield, NG18 1EB

sales 01246 221039
lettings 01246 224286

sales 01623 305299
lettings 01623 621001

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