



Newbold Back Lane, Newbold, Chesterfield, Derbyshire S40 4HF

3

1

2



Asking Price £210,000

PINEWOOD



Newbold Back Lane Newbold Chesterfield Derbyshire S40 4HF

Asking Price £210,000

**3 bedrooms
1 bathroom
2 reception**

- STUNNING RENOVATED THREE BED SEMI DETACHED PROPERTY
 - SEPERATE LOUNGE WITH FEATURE FIREPLACE
- LUXURIOUS KITCHEN DINER WITH INTEGRATED APPLIANCES AND LOG BURNER
 - STUNNING GROUND FLOOR W.C/CLOAKROOM
- DECEPTIVELY SPACIOUS ACCOMODATION SET OVER THREE FLOORS
 - REAR FULLY ENCLOSED LANDSCAPED GARDEN WITH INDIAN SANDSTONE PATIO AND LAWN
- SECOND FLOOR PRINCIPAL BEDROOM SKYLIGHTS AND EAVES STORAGE
 - CONVENIENT LOCATION - WALKING DISTANCE TO TOWN CENTRE
 - LUXURY BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
 - GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING - COUNCIL TAX BAND B



****IMMACULATE RENOVATED THREE BED SEMI DETACHED HOME****

Pinewood Properties are delighted to offer this immaculate and stunningly renovated three bed semi detached home, ideal for first time buyer, investors or the growing family. Located in such a convenient position only a short walk to the town centre of Chesterfield, the restaurants, bars and shops of Chatsworth road are also walking distance, its on a bus route, close to well regarded schools and easy access to the train station. Plenty of parks for walks are nearby. The downstairs briefly comprises a lounge with feature fireplace, fabulous kitchen diner with the dining area having access to the ground floor w.c, The dining area has a log burner and the extended kitchen has a great range of grey gloss wall and base units with integrated appliances and skylight letting lots of natural light flood in. The rear porch, perfect for coat and shoe storage, gives access to the fully enclosed landscaped garden having Indian sandstone patio, lawn and gated access to Hawksley Avenue. The first floor hosts a double bedroom and a single bedroom, both offer space for wardrobes and fitted furniture, with a luxury bathroom complimenting them with a three-piece suite white suite and shower over bath. The principal bedroom occupies the entire second floor with Velux windows and plentiful eaves space. uPVC Double Glazing and Gas Central Heating.

****PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING****

LIVING ROOM

13'0" x 13'6" (3.98 x 4.14)

DINING AREA - FAMILY ROOM

10'1" x 14'7" (3.08 x 4.45)

KITCHEN

9'4" x 8'2" (2.85 x 2.50)

GROUND FLOOR W.C

5'10" x 3'1" (1.79 x 0.95)

BEDROOM THREE

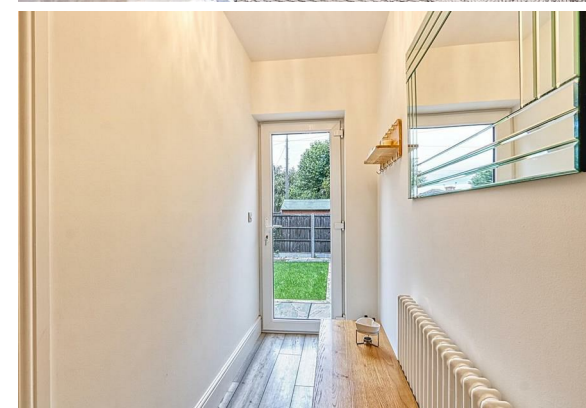
6'10" x 9'2" (2.09 x 2.81)

BEDROOM TWO

13'0" x 13'6" (3.98 x 4.14)

BATHROOM

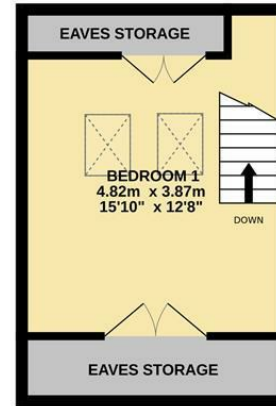
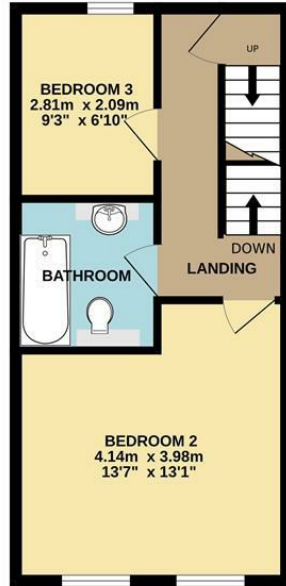
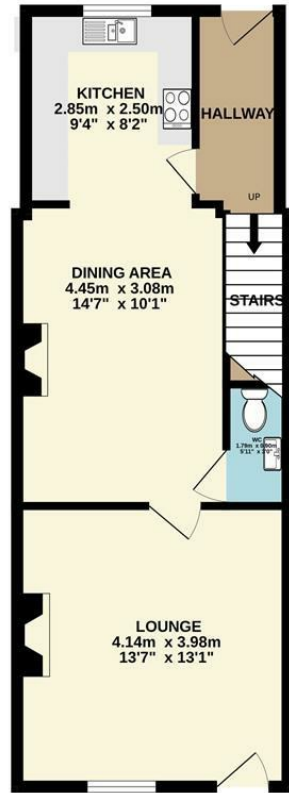
7'3" x 6'9" (2.23 x 2.07)



GROUND FLOOR
44.0 sq.m. (474 sq.ft.) approx.

1ST FLOOR
33.6 sq.m. (362 sq.ft.) approx.

2ND FLOOR
22.4 sq.m. (241 sq.ft.) approx.



TOTAL FLOOR AREA: 100.0 sq.m. (1076 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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BEDROOM ONE
15'9" x 12'8" (4.82 x 3.87)

OUTSIDE

To the front the property is set back from the road via a small courtyard, to the rear is a fully enclosed landscaped garden with Indian sandstone patio, lawn and rear gated access to Hawksley Avenue.

GENERAL INFORMATION

Tenure: Freehold

Energy Performance Rating: TBC

Total Floor Area: 1076.00 sq ft / 10000 sq m

Council Tax Band A - Chesterfield Borough Council

Gas Central Heating: Combi Boiler

uPVC Double Glazing

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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