



160 Keswick Drive,
Newbold, S41 8HH

GUIDE PRICE

£194,950

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WILKINS VARDY

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PERFECT FAMILY HOME - THREE GOOD SIZED BEDROOMS - SOUTH FACING PLOT - USEFUL ATTACHED BRICK BUILT UTILITY/STORE - SOLAR PANELS

Welcome to Keswick Drive, Chesterfield - a charming semi-detached house that could be your next family home! This property boasts a generous south-facing plot, perfect for enjoying sunny days in your own space. With three good-sized bedrooms, this house offers ample space for a growing family or those who love to have guests over.

The open plan dining kitchen is not only a good-size but also provides a lovely space for family meals and entertaining. The attached brick-built utility/store adds a practical touch to this already fantastic property, offering extra storage space or potential for conversion to suit your needs.

Parking is always a plus, and this property doesn't disappoint. If you're looking for a family home that ticks all the boxes - space, practicality, and a great location - then this house on Keswick Drive is definitely worth considering.

- GUIDE PRICE: £205,000 - £210,000
- Well Proportioned Semi Detached House
- Good Sized Living Room
- Modern Open Plan Kitchen/Diner with Integrated Appliances
- Three Good Sized Bedrooms
- Family Bathroom
- Popular and Convenient Location
- Good Sized South Facing Plot with Useful Attached Brick Store
- Solar Panels
- EPC Rating: B

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors (except Utility/Store)
17 x Solar panels
Gross internal floor area - 79.4 sq.m./855 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC front entrance door opens into a ...

Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

Living Room

12'7 x 11'11 (3.84m x 3.63m)
A good sized front facing reception room having a contemporary fireplace with an electric fire.

Kitchen/Diner

19'0 x 10'4 (5.79m x 3.15m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset stainless steel circular sink with mixer tap and drainer.
Integrated appliances to include a fridge, an electric double oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for a washing machine.
Laminate flooring and downlighting.
There are two uPVC double glazed doors, both giving access onto the rear of the property.

On the First Floor

Landing

Having a built-in cupboard.

Bedroom One

11'11 x 10'11 (3.63m x 3.33m)
A good sized front facing double bedroom.

Bedroom Two

10'9 x 8'6 (3.28m x 2.59m)
A good sized rear facing double bedroom having a built-in double wardrobe with sliding mirror doors, and a separate built-in cupboard.

Bedroom Three

8'8 x 7'11 (2.64m x 2.41m)
A front facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

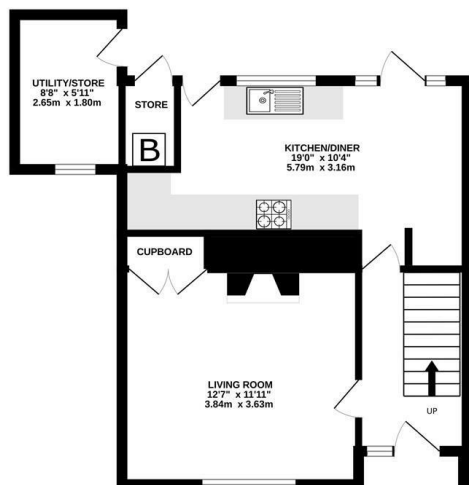
Outside

To the front of the property there is a lawned garden, alongside a tarmac driveway with side border, providing ample off street parking.

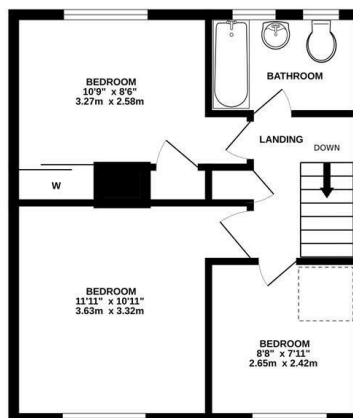
A gate gives access down the side of the property to the enclosed south facing rear garden, where there are two attached brick built outbuildings, one housing the gas boiler, and the Utility/Store having space and plumbing for a washing machine, light and power. There is a patio/seating area with steps up to a lawned garden with side border and two raised beds.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	86
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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RICS

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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, electric 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.

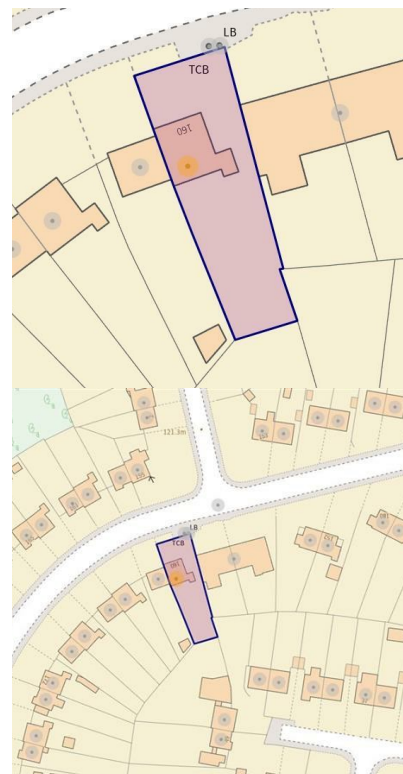
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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