



6 Highfield Avenue,  
Newbold, S41 7AX

OFFERS IN THE REGION OF

£299,950

W  
WILKINS VARDY

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# £299,950

DETACHED FAMILY HOME - THREE RECEPTION ROOMS - FOUR BEDROOMS - DETACHED GARAGE

A charming double bay fronted detached home, ideally situated in a popular location and offering 1061 sq.ft. of spacious, well balanced accommodation throughout. The property features two good sized reception rooms, a dual aspect kitchen with integrated cooking appliances, and a garden room with a useful adjoining store room. Upstairs are four good sized bedrooms, along with a shower room and separate WC. Outside, the home benefits from mature gardens, driveway parking, and a detached single garage. Requiring some cosmetic upgrading, this property presents an excellent opportunity to create a wonderful family home.

Located in a popular residential area, the property is well placed for accessing the various amenities in Newbold and ideally situated for transport links into the Town Centre and towards Dronfield and Sheffield.

- DOUBLE BAY FRONTED DETACHED FAMILY HOME
- TWO GOOD SIZED RECEPTION ROOMS

- DUAL ASPECT KITCHEN WITH INTEGRATED COOKING APPLIANCES

- GARDEN ROOM WITH USEFUL STORE ROOM OFF

- FOUR GOOD SIZED BEDROOMS

- SHOWER ROOM & SEPARATE WC

- DETACHED GARAGE & DRIVEWAY PARKING

- MATURE GARDENS TO THE FRONT AND REAR

- POPULAR LOCATION

- EPC RATING: E

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 98.6 sq.m./1061 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A uPVC front entrance door opens into the ...

## Dining Room

15'11 x 9'4 (4.85m x 2.84m)

A good sized reception room with bay window overlooking the front garden.

A staircase rises to the first floor accommodation.

A door gives access into the ...

## Living Room

19'9 x 10'11 (6.02m x 3.33m)

A generous triple aspect reception room with bay window overlooking the front of the property.

This room has a feature fireplace with wood surround, marble inset and hearth.

## Kitchen

14'0 x 10'10 (4.27m x 3.30m)

A dual aspect room, being part tiled/part wood panelled. Fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include an electric eye level double oven and 4-ring gas hob with extractor over.

Space and plumbing is provided for a washing machine and a dishwasher, and there is space for a fridge/freezer.

Vinyl flooring.

## Garden Room

10'10 x 10'4 (3.30m x 3.15m)

Being dual aspect and having vinyl flooring.

A door gives access to a useful store room, and a uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

10'5 x 10'1 (3.18m x 3.07m)

A front facing double bedroom having a built-in wardrobe with sliding doors.

## Bedroom Two

11'0 x 8'5 (3.35m x 2.57m)

A front facing double bedroom.

## Bedroom Three

10'1 x 8'1 (3.07m x 2.46m)

A rear facing double bedroom.

## Bedroom Four

8'1 x 7'1 (2.46m x 2.16m)

A rear facing single bedroom having a built-in storage cupboard.

## Shower Room

6'4 x 4'8 (1.93m x 1.42m)

Having wood panelling to the walls. Fitted with a pedestal hand wash basin and having a walk -in shower area with glass shower screen and electric shower.

## WC

Having painted wood panelling to the walls and fitted with a low flush WC.

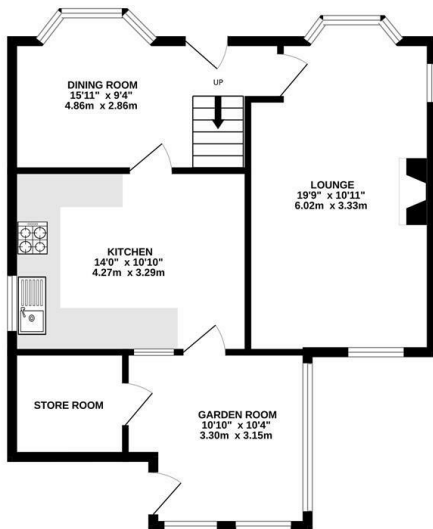
## Outside

To the front of the property there is a low maintenance garden with plants and shrubs. A concrete driveway provides off street parking and leads to the Detached Single Garage.

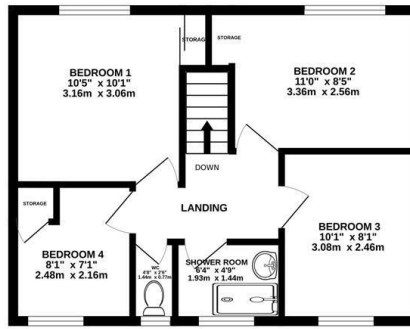
A wooden gate at the top of the driveway opens to the rear of the property where there is a block paved patio area which extends to the back of the garage where there is a garden shed. There is also a good sized lawned garden with planted beds, hedging, conifers and trees.



GROUND FLOOR  
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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                             |         | EU Directive 2002/91/EC |

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

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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, 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.

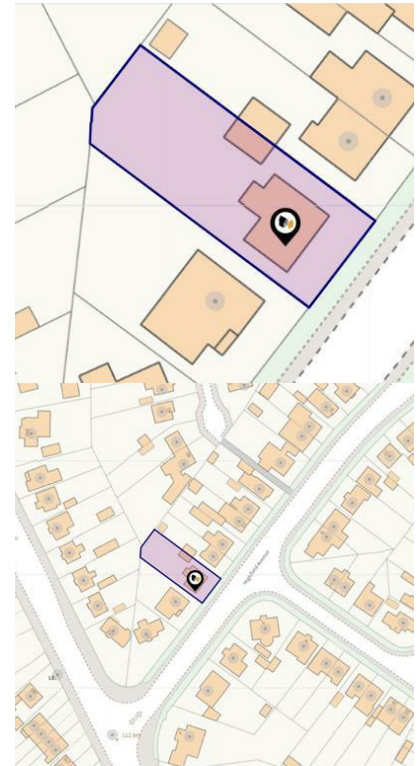
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

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



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