



7 Enfield Road,  
Newbold, S41 7HP

£220,000

W  
WILKINS VARDY

# £220,000

WELL APPOINTED THREE BED SEMI - CUL-DE-SAC POSITION - SOUTH FACING REAR GARDEN

Occupying a cul-de-sac position, is this delightful semi detached house which offers 668 sq.ft. of stylish accommodation, which includes a good sized living room and a dual aspect kitchen/diner with French doors opening onto the attractive south facing rear garden. The property also features three bedrooms and a well appointed bathroom, making it an ideal home for families or those seeking extra space.

The location in Newbold is particularly appealing, being well placed for local amenities, schools, and parks, and being conveniently positioned for routes towards the Town Centre, Dronfield and Sheffield.

- WELL APPOINTED SEMI DETACHED HOUSE IN CUL-DE-SAC POSITION
- DUAL ASPECT KITCHEN/DINER WITH FRENCH DOORS OPENING TO THE REAR GARDEN
- GOOD SIZED LIVING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- OFF STREET PARKING & ATTRACTIVE SOUTH FACING REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- EPC RATING: E

## General

Electric heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 62.1 sq.m./668 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

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

## Living Room

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

A front facing reception room with fitted shelving to the alcove. An opening leads through into the ...

## Kitchen/Diner

16'5 x 8'11 (5.00m x 2.72m)

A dual aspect room, spanning the full width of the property, fitted with a range of light grey base units with complementary work surfaces and upstands.

Inset 1½ bowl single drainer ceramic sink with mixer tap.

Integrated appliances to include a washing machine, electric oven and 4-ring hob with circular extractor hood over.

Space is provided for a fridge/freezer.

Under stair store area.

Laminate flooring.

A composite door and uPVC double glazed French doors give access onto the rear of the property.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

11'4 x 10'8 (3.45m x 3.25m)

A good sized front facing double bedroom.

## Bedroom Two

11'5 x 9'1 (3.48m x 2.77m)

A rear facing double bedroom.

## Bedroom Three

7'0 x 6'9 (2.13m x 2.06m)

A front facing single bedroom, currently used as a dressing room.

## Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a back to wall claw foot bath with glass shower screen and mixer shower over, wash hand basin and a low flush WC.

Built-in airing cupboard housing the hot water cylinder.

Tiled floor.

## Outside

A pebbled frontage provides ample off street parking.

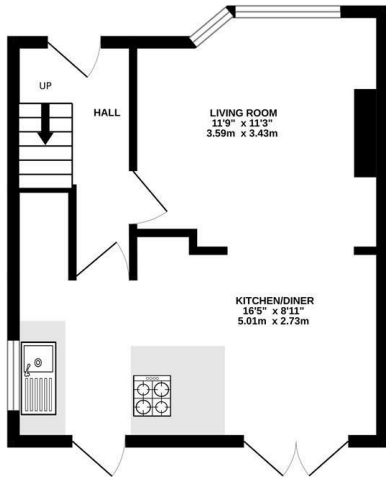
A paved path to the side of the property leads to a gate which opens to the enclosed south facing rear garden, where there is a paved patio, a pebbled seating area with paved pathway and a good sized lawn. There is also a brick built outhouse.



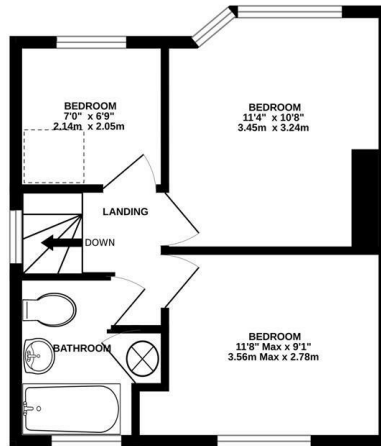




GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.1 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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RICS



## 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 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.

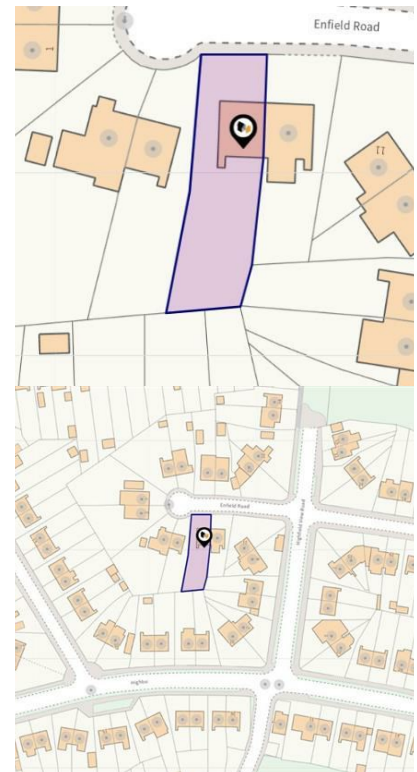
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green 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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