



3 Enfield Road,
Newbold, S41 7HP

OFFERS IN THE REGION OF

£199,950

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WILKINS VARDY

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THREE BED EXTENDED SEMI - GENEROUS CORNER PLOT - OFF STREET PARKING - NO UPWARD CHAIN

Sat at the head of a cul-de-sac on a generous corner plot is this delightful, extended semi detached house offering 1086 sq.ft. of neutrally presented accommodation. The property boasts a spacious dual aspect living room and a lovely conservatory overlooking the enclosed south facing rear garden, as well as an 'L' shaped dual aspect kitchen/diner and a ground floor WC. With three cosy bedrooms and a family bathroom, this is an excellent opportunity for families and first time buyers alike.

Enfield Road is well placed for the nearby amenities in Newbold and Brockwell, just a short distance from the Train Station and Town Centre and conveniently positioned for routes towards Dronfield and Sheffield.

- Extended Semi Detached House on Generous Corner Plot
- uPVC Double Glazed Conservatory
- Rear Entrance Hall with WC off
- Family Bathroom
- NO UPWARD CHAIN
- Spacious Dual Aspect Living Room
- 'L' Shaped Dual Aspect Kitchen/Diner
- Three Bedrooms, two with Built-in Storage
- Off Street Parking & Enclosed South Facing Rear Garden
- EPC Rating: C

General

Air Source Heat Pump (Was formerly LPG and the tank is still located in the rear garden)

uPVC sealed unit double glazed windows and doors

5 x Photovoltaic solar panels

Gross internal floor area - 100.9 sq.m./1086 sq.ft. (including attic space)

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Porch

Of brick and uPVC double glazed construction. An internal door opens into an ...

Entrance Hall

Fitted with solid wood flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room

20'9 x 11'11 (6.32m x 3.63m)

A spacious dual aspect reception room, having a feature stone fireplace with a marble hearth and an inset living flame coal effect gas fire (unsure if working). The fireplace having display niches and extending to the side to provide TV standing.

Sliding patio doors give access into the ...

uPVC Double Glazed Conservatory

10'8 x 9'8 (3.25m x 2.95m)

A lovely conservatory having a tiled floor and French doors which overlook and open onto the rear garden.

'L' Shaped Kitchen/Diner

13'7 x 9'5 (4.14m x 2.87m)

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

Inset 1½ bowl single drainer ceramic sink with mixer tap.

Integrated fridge.

Space and plumbing is provided for a washing machine and a slimline dishwasher, and there is also space for a tumble dryer and a freestanding cooker with fitted extractor hood over.

Wood flooring and downlighting.

uPVC double glazed French doors overlook and open onto the rear of the property.

A door gives access to a ...

Rear Entrance Hall

Having a uPVC double glazed door opening onto the rear of the property, and a further door opening to a ...

Guest WC

Having a tiled floor and fitted with a low flush WC.

On the First Floor

Landing

With loft access hatch, having a pull down loft ladder to a converted attic room having light and power.

Bedroom One

11'3 x 10'9 (3.43m x 3.28m)

A bay fronted double bedroom having a large built-in double wardrobe with sliding mirror doors.

Bedroom Two

10'9 x 9'1 (3.28m x 2.77m)

A rear facing double bedroom having an overbed fitment which includes wardrobes and overhead storage units, and a built-in double wardrobe with sliding mirror doors.

Bedroom Three

6'11 x 6'10 (2.11m x 2.08m)

A front facing single bedroom having a built-in over stair store cupboard.

Family Bathroom

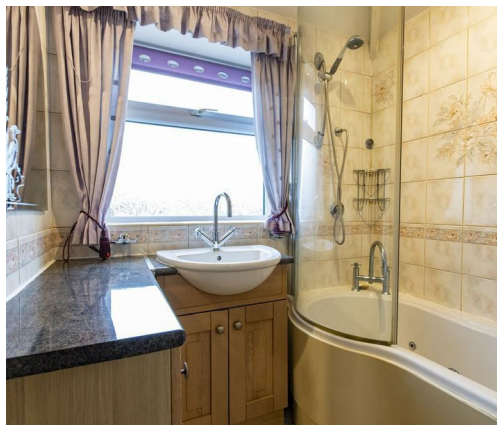
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with curved glass shower screen and mixer shower over, semi recessed wash hand basin with storage below and to the side, and a low flush WC.

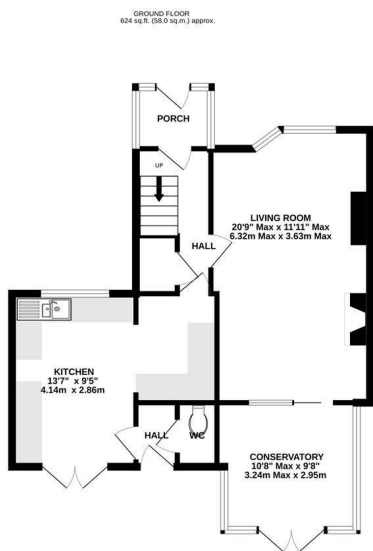
Vinyl flooring.

Outside

The property sits on a generous corner plot, having a block paved drive to the front providing off street parking.

The block paving continues down the side of the property to a gate which opens to the enclosed south facing rear garden. The rear garden having a paved patio with raised fishpond and a greenhouse. There is also a deck seating area covered with artificial turf, a lawn with shrub borders and fruit trees, and a further corner deck seating area.

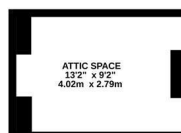




GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
113 sq.ft. (10.5 sq.m.) approx.

TOTAL FLOOR AREA: 1086 sq.ft. (100.9 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 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

Relocation agent network

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the air source heat pump system, gas fire, kitchen appliance, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

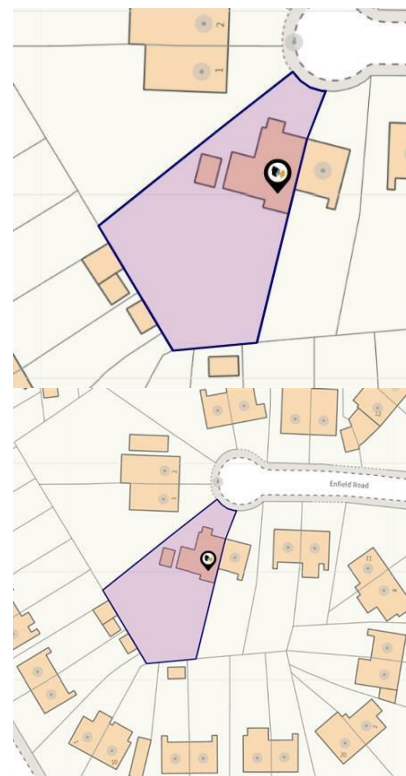
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Consultant.



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