



288 Newbold Road,  
Newbold, S41 7AJ

£410,000

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WILKINS VARDY

# £410,000

STYLISH & CONTEMPORARY - SUBSTANTIAL EXTENDED FAMILY HOME - FOUR BEDS - WHEELCHAIR ADAPTED

If you are a family looking for plenty of space, then look no further. This superb extended detached bungalow which is wheelchair adapted, offers an impressive 1103 sq.ft. of well appointed accommodation which includes four double bedrooms and two contemporary shower rooms. The property also includes a modern hi-gloss kitchen with quartz worktops and integrated appliances, and a spacious reception room with French doors opening to a seating area. Outside, there is driveway parking with EV charging point and an enclosed south facing rear garden.

Newbold Road is a popular location, with a range of shops, amenities and schools within close proximity and ideally positioned for transport links into the Town Centre.

- SUPERB EXTENDED DETACHED BUNGALOW
- MODERN FITTED HI-GLOSS KITCHEN WITH INTEGRATED APPLIANCES
- FOUR DOUBLE BEDROOMS, THE MASTER BEDROOM HAVING A LARGE WALK-IN WARDROBE
- PRIVATE ENCLOSED SOUTH FACING REAR GARDEN
- WHEELCHAIR ADAPTED
- SPACIOUS LIVING ROOM
- TWO CONTEMPORARY SHOWER ROOMS
- DRIVEWAY PARKING WITH EV CHARGING POINT
- POPULAR & CONVENIENT LOCATION
- EPC RATING: C

## General

Gas central heating (Boiler replaced in 2024)  
uPVC sealed unit triple glazed windows and doors  
Filtered ventilation system  
Security alarm system  
Full fibre broadband  
Gross internal floor area - 102/5 sq.m./1103 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold (St. Mary's High School & Brookfield Community School are also within a short distance)

## Storm Porch

A composite front entrance door opens into a ...

## Entrance Hall

Fitted with laminate flooring.

## Bedroom Two

10'6 x 8'1 (3.20m x 2.46m)

A good sized front facing double bedroom fitted with laminate flooring.

## Shower Room No.1

7'11 x 6'5 (2.41m x 1.96m)

Being part tiled in wood effect tiles and fitted with a contemporary 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin and concealed cistern WC.

Tiled flooring and downlighting.

## Bedroom Three

11'6 x 8'1 (3.51m x 2.46m)

A rear facing double bedroom, fitted with laminate flooring and currently being used as a sitting room.

## Bedroom Four

13'0 x 9'0 (3.96m x 2.74m)

A rear facing double bedroom, currently used as a dining room. Fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the patio.

A further door from here gives access into the master bedroom.

## Master Bedroom

12'6 x 12'5 (3.81m x 3.78m)

Accessed from the dining room and the entrance hall, a good sized rear facing double bedroom, fitted with laminate flooring.

Double doors open to give access into a walk-in wardrobe (12'6 x 4'4).

## Shower Room No. 2

8'8 x 7'11 (2.64m x 2.41m)

Being fully tiled and fitted with a contemporary 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin and concealed cistern WC.

Chrome heated towel rail.

Fitted storage.

Tiled floor and downlighting.

## Living Room

14'10 x 12'6 (4.52m x 3.81m)

Accessed via double doors from the entrance hall, a spacious reception room fitted with laminate flooring and having a feature fireplace with an electric stove.

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

## Kitchen

11'5 x 7'5 (3.48m x 2.26m)

Being dual aspect and fitted with a modern range of duck egg hi-gloss wall, drawer and base units with under unit and plinth lighting, and complementary quartz work surfaces and upstands.

Inset 1½ bowl sink with mixer tap.

Integrated appliances to include a slimline dishwasher, washing machine, fridge/freezer, electric oven and hob with splashback and stainless steel extractor over.

Tiled floor.

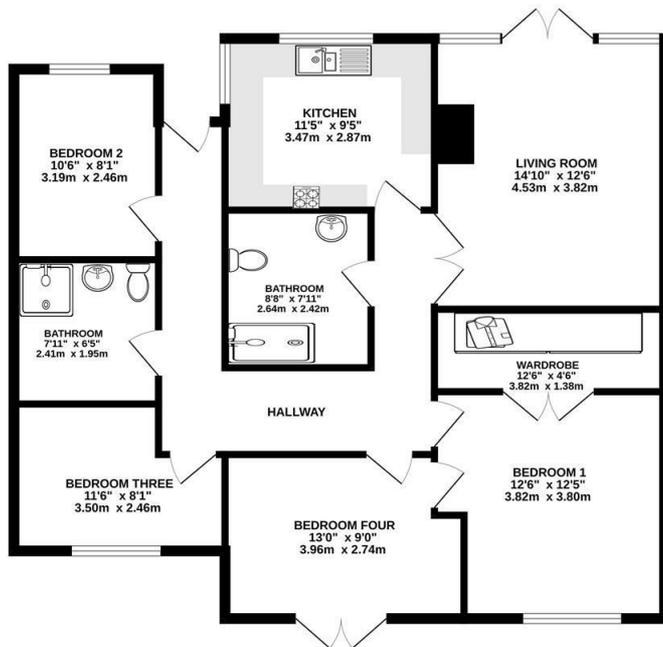
## Outside

Double gates to the front of the property open onto a block paved driveway providing ample off street parking and having an EV charging point. There is also a lawned garden with borders and a block paved seating area.

The enclosed south facing rear garden comprises of a paved patio with a couple of steps up to a lawn which has raised planted borders and a garden shed. External lighting is provided.



GROUND FLOOR  
1048 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, 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 for any prospective purchaser. The services, agents 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
		<b>70</b>
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, 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.

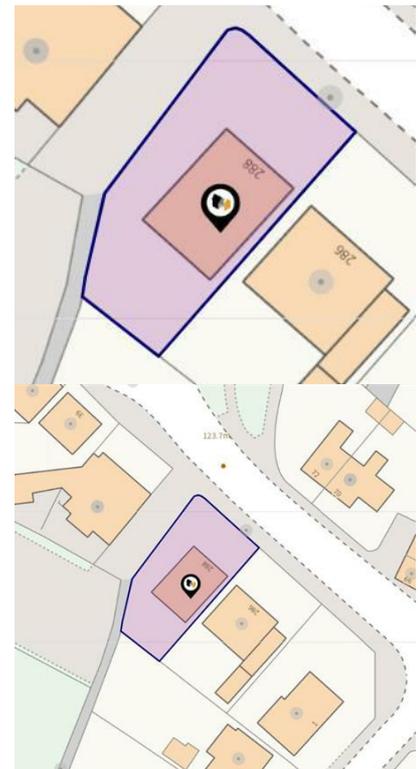
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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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