



29 Newbold Back Lane,  
Newbold, S40 4HF

OFFERS IN THE REGION OF

£289,950

W  
WILKINS VARDY

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EXTENDED BAY FRONTED FAMILY HOME LOCATED DIRECTLY OPPOSITE PLAYING FIELDS

Sitting on this desirable part of Newbold Back Lane, directly opposite playing fields and boasting ample off street parking and a pleasant enclosed rear garden, this well appointed three bedroomed, two bathroomed semi detached house includes a spacious extended breakfast kitchen, generous through lounge/dining room with patio doors opening onto the garden and three good sized bedrooms, the master having a modern en suite shower room.

Being well placed for the amenities in Brockwell and Newbold, the property is also ideally placed for access into the Town Centre, which is just 1.3 KM away.

- Extended Bay Fronted Family Home
- Views to the front over Playing Fields
- Open Plan Living/Dining Room
- Modern Dual Aspect Breakfast Kitchen
- Three Good Sized Bedrooms
- En Suite Shower Room & Family Bathroom
- Ample Off Street Parking
- EPC Rating: C
- Enclosed Rear Garden with Summer House
- 1.3KM from the Town Centre

#### General

Gas central heating (Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 96.2 sq.m./1036 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

#### On the Ground Floor

A uPVC double glazed door opens into an ...

#### Entrance Porch

Having an internal door opening to an ...

#### Entrance Hall

With staircase rising to the First Floor accommodation.

#### Open Plan Living/Dining Room

##### Living Room

16'5 x 10'11 (5.00m x 3.33m)  
A generous bay fronted reception room fitted with coving and having a dado rail.  
This room also has a wall mounted log effect electric fire.  
An opening leads through into the ...

##### Dining Room

11'10 x 7'4 (3.61m x 2.24m)  
A rear facing reception room fitted with coving and having a dado rail.  
uPVC double glazed sliding patio doors overlook and open onto the rear garden.

##### Breakfast Kitchen

18'10 x 11'8 (5.74m x 3.56m)  
A generous dual aspect room, being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a tumble dryer and a fridge/freezer.  
There is an integrated microwave oven, and space is provided for a range cooker with fitted extractor hood over.  
A door gives access to a useful built-in under stair store cupboard.  
Tiled floor.  
A uPVC double glazed door gives access onto the side of the property.

#### On the First Floor

##### Landing

Having a loft access hatch with pull down ladder to a part boarded roof space.

##### Bedroom One

15'5 x 10'10 (4.70m x 3.30m)  
A good sized rear facing double bedroom. A door gives access to an ...

##### En Suite Shower Room

Fitted with a white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with tiled splashback and storage below and a low flush WC.  
Tiled floor and downlighting.

##### Bedroom Two

12'10 x 10'11 (3.91m x 3.33m)  
A good sized bay fronted double bedroom, fitted with coving and having a range of fitted bedroom furniture to include wardrobes, overhead storage units, drawer units and display shelving.

##### Bedroom Three

9'8 x 8'0 (2.95m x 2.44m)  
A good sized single bedroom fitted with coving and having a window to the side elevation.

##### Family Bathroom

Fitted with a modern white 3-piece suite comprising of a panelled bath with mixer shower over, wash hand basin with storage below and a low flush WC.  
Vertical towel radiator.  
Tiled floor.

##### Outside

To the front of the property there is a block paved drive providing off street parking. The property also enjoys views over open parkland.

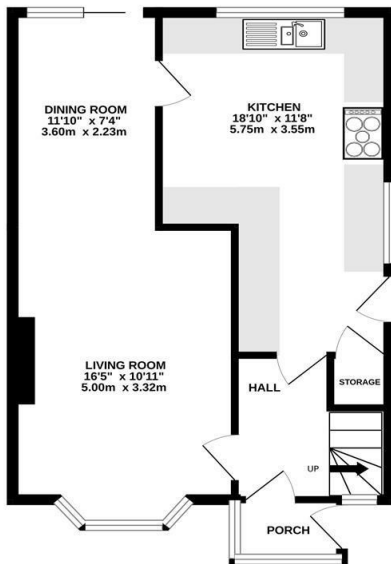
A gate gives access down the side of the property and to the enclosed rear garden where there is a lawn and a paved patio with raised borders. There is also a summer house.



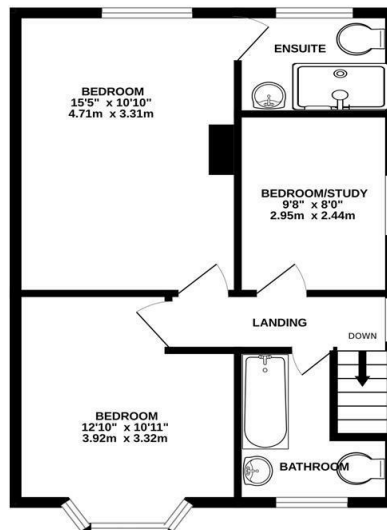




GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.2 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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## 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, 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.

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		69
(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

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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



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

wilkins-varidy.co.uk