



52 Selhurst Road,
Newbold, S41 7HR

OFFERS IN THE REGION OF

£245,000

W
WILKINS VARDY

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STUNNING FAMILY HOME - EXTENDED TO THE REAR - MODERN INTEGRATED KITCHEN - TWO BATHROOMS & UTILITY ROOM

Occupying a generous plot with plenty of off street parking to the front and a landscaped enclosed garden to the rear, is this superbly presented three double bedroomed semi detached house which has been extended and modernised to provide almost 1000 sq.ft. of contemporary planned living space. The property includes a modern hi-gloss kitchen with integrated appliances, a utility room and ground floor WC and a large open plan 'L' shaped lounge/diner. There is also a master bedroom with en suite shower room and two further bedrooms with access to a 'Jack & Jill' bathroom.

Selhurst 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.

- Traditional Bay Fronted Semi Detached House with Two Storey Extension
- Generous 'L' Shaded Lounge/Dining Room
- Three Good Sized Bedrooms, the Master Bedroom with Dressing Area
- Ample Off Street Parking
- Convenient Location on the Edge of the Town Centre
- Contemporary Fitted Kitchen with Integrated Appliances
- Integrated Utility Room with Cloaks/WC off
- En Suite Shower Room & 'Jack & Jill' Family Bathroom
- Enclosed Landscaped Rear Garden
- EPC Rating: TBC

General

Gas central heating (Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 92.4 s.qm./994 sq.ft.
Council Tax Band - B
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 vinyl flooring. A staircase rises to the First Floor accommodation.

'L' Shaped Lounge/Diner

19'11 x 7'4 (6.07m x 2.24m)
A most generous dual aspect reception room with bay window.
This room also has a feature fireplace with an inset electric fire.
A door gives access to a useful built-in under stair store cupboard.

Kitchen

11'7 x 9'8 (3.53m x 2.95m)
Fitted with a contemporary range of white hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.
Inset 1½ bowl sink with mixer tap.
Integrated appliances to include a fridge/freezer, washing machine, wine cooler, two electric ovens and a 5-ring induction hob with angled cooker hood over.
Downlighting and tiled floor with under floor heating.

Utility Room

5'9 x 5'9 (1.75m x 1.75m)
Fitted with a range of white hi-gloss wall and base units with complementary work surfaces and upstands.
Integrated appliances to include a washing machine and a tumble dryer.
Downlighting and tiled floor with under floor heating.
A uPVC double glazed door gives access onto the rear of the property.
A further door from here opens to a ...

Cloaks/WC

Fitted with a low flush WC.
Downlighting and tiled floor with under floor heating.

On the First Floor

Landing

Bedroom One

11'2 x 10'7 (3.40m x 3.23m)
A good sized front facing double bedroom having ceiling speakers. A door gives access into an ...

En Suite Shower Room

Being fully tiled and fitted with a contemporary white 3-piece suite comprising a shower cubicle with mixer shower, wall hung wash hand basin with storage drawers below, and a low flush WC.
Tiled floor with under floor heating, downlighting and ceiling speakers.

Bedroom Two

18'5 x 10'7 (5.61m x 3.23m)
A good sized rear facing double bedroom with dressing area. A door gives access into the bathroom.

'Jack & Jill' Family Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring and downlighting.

Bedroom Three

18'5 x 6'10 (5.61m x 2.08m)
A good sized small double/single bedroom having downlighting. A door from here gives access into the bathroom.

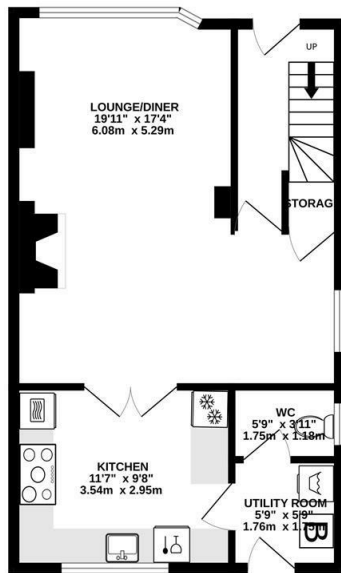
Outside

There is block paving to the front of the property providing off street parking for up to three cars.

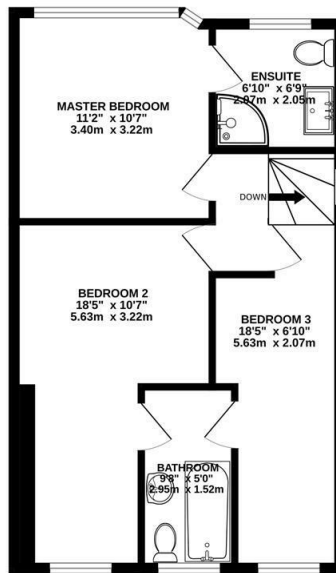
A gate gives access down the side of the property to the enclosed rear garden which comprises three decking areas surrounded by plum slate which is interspersed with shrubs. Beyond here there is a lawn with planted borders and a further seating area, together with a large outbuilding which has light and power.



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.4 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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RICS

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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, 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 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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 (CO₂) 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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