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estate agents

68 Holme Park Avenue

Upper Newbold, Chesterfield, S41 8XB

Guide price £365,000

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Early viewing is recommended of this well maintained and presented FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE! Enjoys an enviable position on the perimeter of Holme Brook Valley Park-within close proximity to Linacre Reservoir and on the fringe of the National Peak Park. Easy access to local amenities, reputable schools, bus routes and commuter routes to Chesterfield, Dronfield & Sheffield.

Internally the well proportioned family living space benefits from gas central heating with a Combi Boiler (serviced), uPVC double glazing and comprises of:- front entrance porch, entrance hallway, re-fitted cloakroom/WC, family reception room with pleasant front aspect views, dining room with patio doors onto the gardens and fitted kitchen with Range Cooker and complimentary Granite work surfaces, utility room. To the first floor principal double bedroom with pleasant front aspect views and re-fitted en suite shower room, three further double bedrooms and re-fitted family bathroom.

Front open plan lawn with a well established mature garden area that is set with shrubbery, bushes and planting. Driveway provides ample car parking spaces for two vehicles and gives access to the garage.

Beautiful rear enclosed garden with fenced boundaries. Paved pathways and area of lawn. Impressive side fully stocked borders which contain an abundance of mature and very established trees, shrubbery and an array of seasonal perennials. There is a tucked away corner sun terrace area- perfect for social and family outside enjoyment & entertaining.

Additional Information

Gas Central Heating -Worcester Bosch Combi Boiler
uPVC double glazed windows/facias/soffits/guttering
Gross Internal Floor Area -126.6 Sq.m/ 1363.1 Sq.Ft.
Council Tax Band - E
Secondary School Catchment Area- Outwood Academy Newbold
Close Proximity to St Mary's RC Secondary School

Additional Information

There is a 10' x 10' Rhino Greenhouse with staging which may be available for purchase by separate negotiation.

Covenant:- No caravans on driveway and no fencing to the front garden is allowed.

Range Cooker, lighting, door furniture and curtain rails are included in the sale price.

Seasonal photographs of the garden are included in the brochure.





Front Entrance Porch

6'8" x 2'3" (2.03m x 0.69m)

Composite entrance door with side glazed panels leads into the porchway. Internal original wooden door with side glazed panels leads into the entrance hallway. Tiled flooring.

Entrance Hall

15'0" x 6'5" (4.57m x 1.96m)

Stairs climb to the first floor accommodation.

Cloakroom/WC

5'6" x 2'8" (1.68m x 0.81m)

Refitted with a modern 2 piece White suite which includes a wash hand basin in Gloss vanity cupboard with fountain tap and 'brick' style tiled splash back. Low level WC.

Reception Room

16'9" x 11'5" (5.11m x 3.48m)

Well proportioned family reception room with front aspect bay window providing lovely views towards Holme Brook Valley Park. There is a gas point which is capped off.

Dining Room

9'8" x 8'6" (2.95m x 2.59m)

A second reception room with Patio doors leading onto the attractive well stocked rear landscaped gardens.

Kitchen/ Breakfast Room

11'4" x 11'0" (3.45m x 3.35m)

Comprising of a range of base units having complimentary Granite work surfaces/upstands and inset sink with 'brick' style tiled splash backs. Space for dual fuel kitchen Range Cooker with chimney extractor fan above and 'brick' style tiled splash back. Space for fridge. Quality Amtico flooring. Rear aspect window overlooking the well stocked gardens.

Utility Room

8'6" x 5'2" (2.59m x 1.57m)

Comprising of a range of base and wall units with inset stainless steel sink. Space for washing machine and dishwasher. The Worcester Bosch Combi Boiler is located in the utility with service history. Access door into the garage.

First Floor Landing

11'7" x 3'0" (3.53m x 0.91m)

Access via a retractable ladder to the insulated loft space which has some boarding. Linen store cupboard.

Front Double Bedroom One

12'10" x 12'8" (3.91m x 3.86m)

Principal double bedroom having a front aspect window with pleasant views toward Holme Brook Valley Park. Double built in wardrobes.

En - Suite Shower Room

7'1" x 6'3" (2.16m x 1.91m)

Being partly tiled and comprising of a 3 piece suite which includes a shower cubicle with electric shower, low level WC and pedestal wash hand basin. Feature radiator and tiled floor. Downlighting. Front aspect window.

Front Double Bedroom Two

12'8" x 8'7" (3.86m x 2.62m)

A second double bedroom which again enjoys a front aspect window with pleasant views toward Holme Brook Valley Park. Walk in storage cupboard.

Rear Double Bedroom Three

11'1" x 8'7" (3.38m x 2.62m)

This third double bedroom has a rear aspect window with view over the fully stocked rear gardens. There is a double built in wardrobe.

Rear Double Bedroom Four

11'1" x 9'2" (3.38m x 2.79m)

A versatile and spacious fourth bedroom that could also be used for office/study or home working if required. Rear aspect window overlooking the pleasant gardens.



Attractive Family Bathroom

7'11" x 6'10" (2.41m x 2.08m)

Nicely refitted with part tiled walls and comprising of a 3 piece suite which includes a family bath with fountain taps and wood panelled side, wash hand basin with fountain taps set in vanity cupboards with low level WC. Panelled ceiling with down lighting and there is a tiled floor.

Integral Garage

18'2" x 8'0" (5.54m x 2.44m)

Having lighting and power. Remote controlled garage door. The consumer unit is located in the garage.

Outside

Front open plan lawn with a well established mature garden area that is set with shrubbery, bushes and planting. Driveway provides ample car parking spaces for two vehicles and gives access to the garage.

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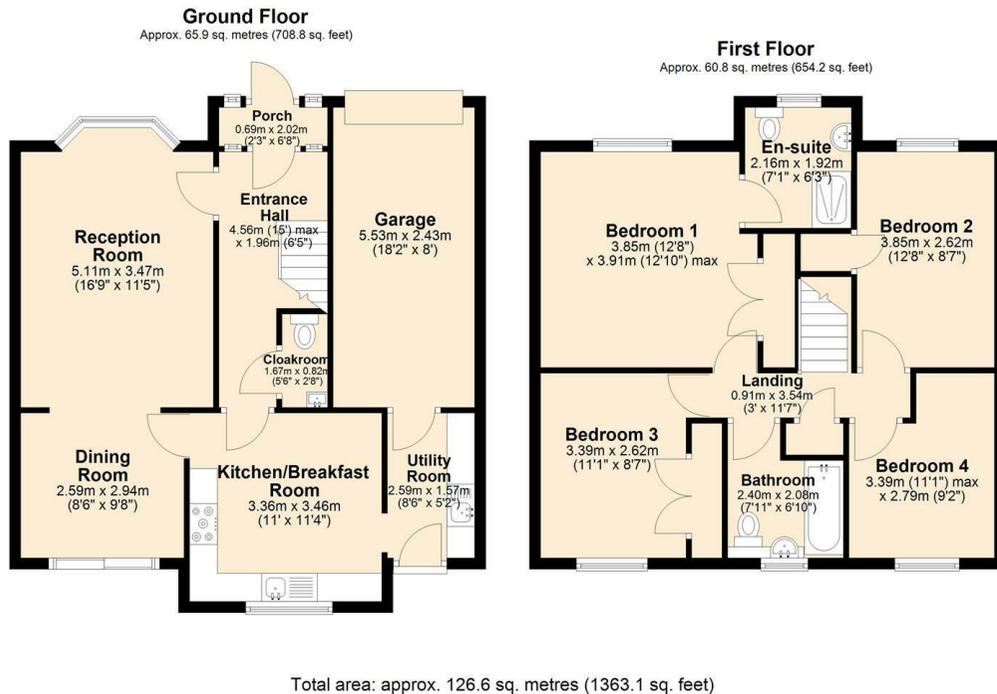
School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

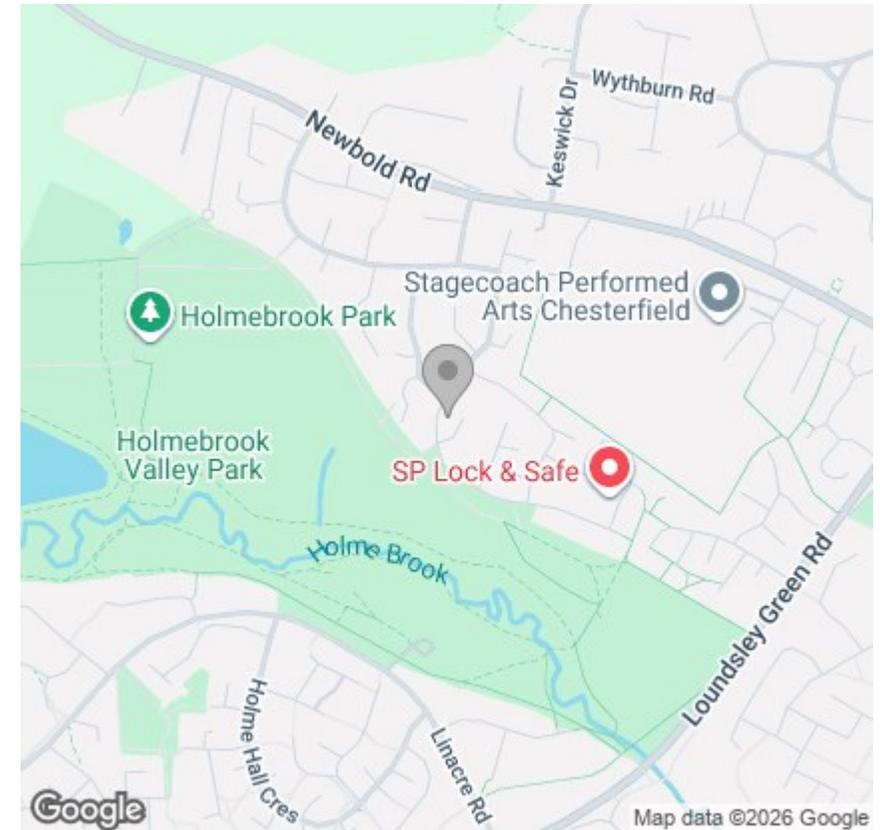


Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



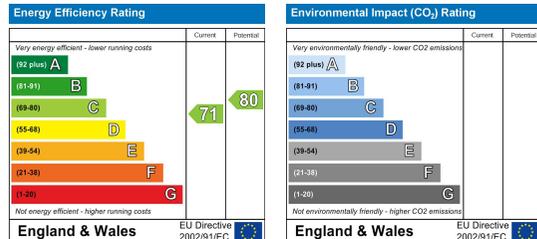
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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, 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.

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