



wards
estate agents

23 Dukes Drive
Newbold, Chesterfield, S41 8QB

£475,000

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Internal Viewing is absolutely imperative to fully appreciated this amazing impeccably presented extended FIVE BEDROOM/TWO BATHROOM FAMILY DETACHED HOUSE! Enjoys a stunning roadside presence, in this most sought after residential location in Newbold within close proximity to Chesterfield Town Centre! Easy access to motorway networks & Chesterfield train station. Linacre Reservoir & Holmebrook Valley Park, the stunning Peak District & Chatsworth House, are close by along with local amenities, shops, reputable schools & bus service into Chesterfield.

This outstanding family property retains many original feature and offers a wealth of charm and character, benefitting from gas central heating, uPVC double glazing, new roof 2025 and still offers scope for further rear extension (subject to consents) Internally the neutrally decorated interior offers entrance hallway, utility, shower room/WC, snug/playroom, integrated solid oak breakfasting kitchen, stunning extended sitting room, dining room and charming reception room with dual fuel log burner. To the first floor principal double bedroom, two further double bedrooms and two further versatile single rooms which could also be used for office/home working space if required, family bathroom with 3 piece suite.

Front block paved driveway which provides 4-5 car parking spaces and leads to the attached garage/workshop. Front mature lawn and mature side borders. Absolutely stupendous SUN BLESSED SOUTH FACING REAR LANDSCAPED GARDEN having a stone paved patio, manicured lawn. A very impressive ornamental garden which is perfect for outside social & family entertainment! Substantial dividing hedge screen with a feature archway to exceptional vegetal plot with sleeper beds and fruit trees/bushes.

Additional Information

Gas Central Heating-Worcester Bosch Boiler 2020-under warranty with British Gas
New Roof in 2025

uPVC double glazed windows

Cavity Wall Insulation

Retains many original features

Security Alarm System and CCTV

Gross Internal Floor Area - 181.1Sq.m/ 1949.3Sq.Ft.

Council Tax Band - E

Secondary School Catchment Area-Outwood Academy Newbold

Front Entrance Hall

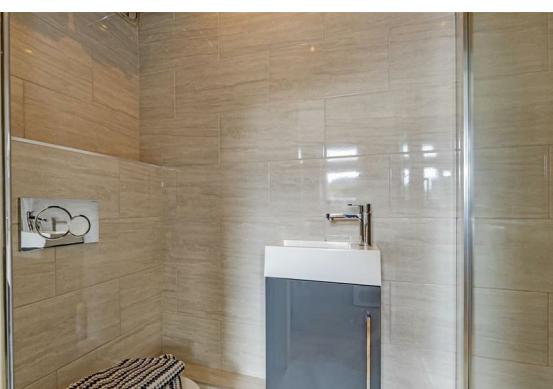
14'4" x 8'1" (4.37m x 2.46m)

A welcoming and spacious entrance hallway with staircase leading to the first floor with useful under stairs storage. Quality wooden flooring.

Cloakroom/WC

6'3" x 4'8" (1.91m x 1.42m)

Comprising of a 2 piece suite with low level WC and wash hand basin.





Superb Kitchen/Breakfast Room
15'11" x 14'4" (4.85m x 4.37m)
Comprising of a full range of solid oak base and wall units with complimentary worksurfaces, inset stainless steel sink unit and tiled splash backs. Space for fridge freezer. Space for dual energy cooking Range with extractor above. Useful Pantry store. Door leads into the utility and also into the extended sitting room.

Utility Room
9'5" x 6'0" (2.87m x 1.83m)
Having a range of base units with work surfaces having inset stainless steel sink. Space for washer and dryer. Wall mounted Worcester Bosch Boiler installed in 2020 with a warranty under British Gas. Door to the rear gardens.

Shower Room
7'4" x 3'1" (2.24m x 0.94m)
Being fully tiled and comprising of a 3 piece suite which includes a shower cubicle with electric shower, low level WC and wash hand basin set in vanity unit. Chrome heated towel rail and chrome towel shelf.

Snug
14'7" x 7'10" (4.45m x 2.39m)
A versatile room which is currently used as a snug/playroom, could also easily be used for office/study/home working space or ground floor bedroom if required.

Impressive Sitting Room
12'6" x 11'5" (3.81m x 3.48m)
A fabulous extended sitting room with feature rear aspect window with window shutters. Door onto the rear patio. Open plan to the dining room.

Formal Dining Room
12'5" x 11'5" (3.78m x 3.48m)
A beautifully presented dining room with feature glazed internal doors into the reception room.

Elegant Reception Room
13'7" x 13'7" (4.14m x 4.14m)
A generous family living room with feature bay fronted aspect window. Inset multi fuel log burner.

First Floor Landing
18'0" x 8'6" (5.49m x 2.59m)
Access via a retractable ladder to the insulated loft space with boarding.

Principle Bedroom One
13'7" x 13'7" (4.14m x 4.14m)
Pleasantly presented and well proportioned main double bedroom with feature front aspect bay window which enjoys elevated rooftop views. Original corner storage cupboards

Rear Double Bedroom Two
12'5" x 11'3" (3.78m x 3.43m)
A second generous double room with rear aspect view over the lovely gardens. Quality range of three double fitted wardrobes.

Rear Single Bedroom Three
8'5" x 7'7" (2.57m x 2.31m)
A third bedroom with rear aspect window, a versatile room which could be used for office/study or home working if required.

Rear Single Bedroom Four
9'11" x 7'11" (3.02m x 2.41m)
A fourth extended bedroom good sized bedroom with rear aspect window overlooking the gardens. Could also be used for office or home working if required.

Front Single Bedroom Five
7'10" x 7'5" (2.39m x 2.26m)
Extended fifth bedroom with front aspect window. Also a further versatile room that could be used for office/home working if required.





Family Bathroom

8'5" x 6'4" (2.57m x 1.93m)

Being partly tiled and comprising of a 3 piece suite which includes a bath with shower above plus additional shower hose attachment, wash hand basin and low level WC are set in attractive White vanity cupboards. Chrome heated towel rail. Linen storage cupboards. Tiled flooring.

Attached Garage

16'7" x 9'11" (5.05m x 3.02m)

Having a rear personal door. Useful workshop area. Separate electrical consumer unit. Remote up and over doors.

Workshop

9'10" x 7'1" (3.00m x 2.16m)

Lighting and power, door into the garage and door leading onto the rear gardens.

Outside

Front low stone original walling with block paved driveway which provides ample car parking spaces for up to 5 vehicles and leads to the attached garage and rear workshop. Front mature lawn and mature side borders. Absolutely stupendous SUN BLESSED SOUTH FACING REAR LANDSCAPED GARDEN having a stone paved patio, manicured lawn and mature well established borders which are set with an abundance of seasonal shrubbery and planting. Low maintenance colour stone circular area with attractive pergola above with seasonal climbers. A very impressive ornamental garden which is perfect for outside social & family entertainment! Substantial dividing hedge screen with a feature archway and pathway through to the extended garden area. Splendid vegetable garden plot which contains several impressive sleeper edged beds.



School catchment areas

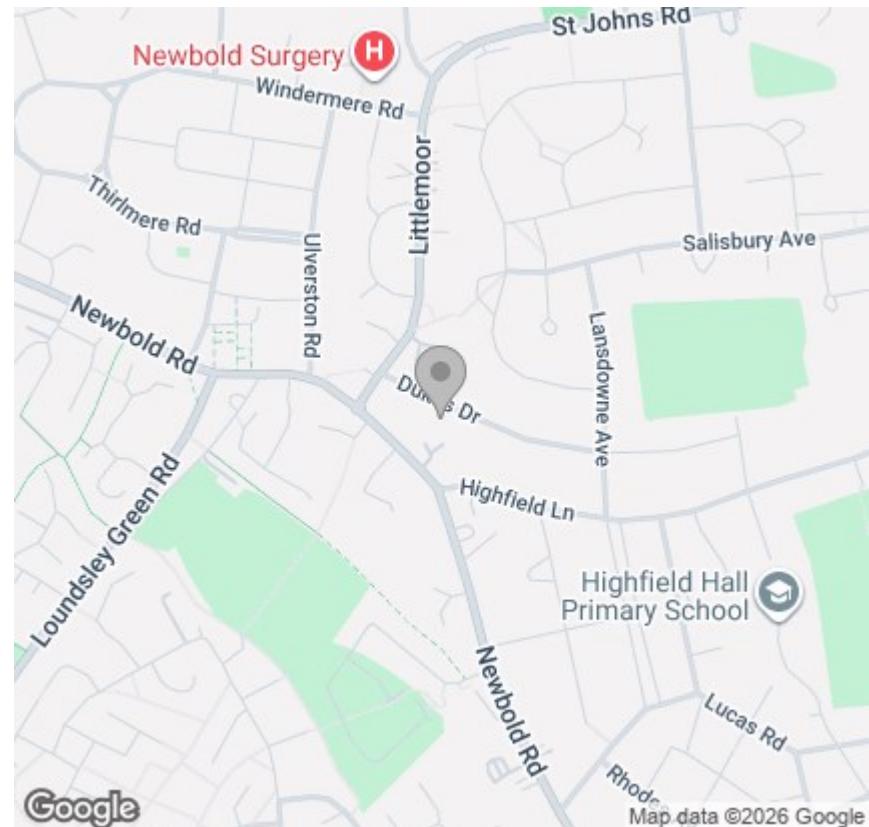
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



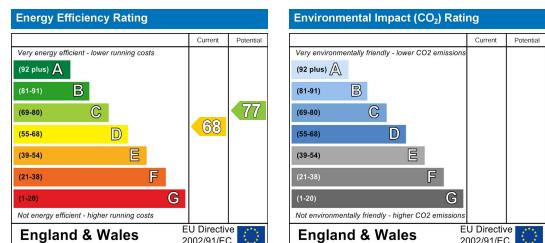
Area Map



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.