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estate agents

23 Newbold Avenue

Newbold, Chesterfield, S41 7AT

Offers in the region of £300,000

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OFFERED TO THE OPEN MARKET WITH NO CHAIN & IMMEDIATE POSSESSION!!

We are delighted to present this 1930's built traditional FIVE BEDROOM DETACHED FAMILY HOUSE and situated in this ever popular tree lined residential setting with an enviable roadside presence! Offers the potential for extension(subject to consents) and with a scheme of upgrading will create a fabulous refurbished family home!

Located within close proximity to Chesterfield Town Centre! Easy access for commuters to motorway networks & Chesterfield train station Well placed for Linacre Reservoir & Holmebrook Valley Park, the stunning Peak District & Chatsworth House. Local amenities include shops, reputable schools & bus service into Chesterfield.

Generously proportioned well maintained family accommodation set over 3 floors and benefits from gas central heating with a Combi boiler(serviced 2025) uPVC double glazing and includes front open plan entrance area, family reception room with French doors, dining room, kitchen with large pantry. To the first floor main bedroom with fitted wardrobes, shower cubicle & wash hand basin, second double with built in cupboards & drawers with vanity wash hand basin, rear single bedroom/office/home study, two piece bathroom & separate WC. Second floor offers two spacious dormer bedrooms both with excellent storage and fabulous rooftops views. Separate WC & wash hand basin.

Mature front gardens with low stone boundary wall. Driveway provides ample parking and leads down to the carport and onto the detached garage.

Well proportioned West facing enclosed rear garden with superb patio, large area of lawn. Substantially fenced and mature hedge boundaries and deep well stocked borders. Storage/refuge area. External store.

Additional Information

Gas Central Heating-Ideal Combi boiler installed in 2017- service 2025

Gas Safety Certificate 1/03/2025

Electrical Certificate tbc

uPVC double glazed windows replaced in 2015

uPVC fascias/soffits/gutters

Gross Internal Floor Area- 23.4Sq.m/1327.9Sq.Ft.

Council Tax Band -D

Secondary School Catchment Area -Outwood Academy Newbold





Additional Information

Some items of furniture are available by negotiation.

Covenant restricts removal of the stone walling to the front boundary.

Front Entrance

Composite entrance door into the open plan hall area with wooden floor. Stairs climb to the first floor.

Reception Room

14'7" x 12'5" (4.45m x 3.78m)

Comfortable family reception room with front and side aspect windows. Original picture rails. Wall fitted book shelving cupboards. French doors to the rear garden. Wall mounted gas-fire.

Dining Room

10'6" x 7'10" (3.20m x 2.39m)

Front aspect window and smoked plastic doors lead into the kitchen.

Fitted Kitchen

9'11" x 9'6" (3.02m x 2.90m)

Comprising of a range of base and wall units with work surfaces having an inset stainless steel sink unit. Integrated electric oven and gas hob. Access to the pantry. Rear uPVC door into the gardens.

Large Pantry

12'5" x 3'0" (3.78m x 0.91m)

Provides excellent storage with surplus shelving. Utility gas meter and consumer unit plus smart meter. Space and plumbing for washing machine.

First Floor Landing

8'11" x 2'7" (2.72m x 0.79m)

First Floor Double Bedroom One

17'11" x 9'6" (5.46m x 2.90m)

Generously proportioned main double bedroom with dual aspect windows. Full range of fitted wardrobes. Shower cubicle with electric shower plus wash hand basin. Views over the rear gardens.

First Floor Double Bedroom Two

10'0" x 9'9" (3.05m x 2.97m)

A second double bedroom with front aspect window. Built in cupboards and drawer bases. Inset vanity wash hand basin.

First Floor Single Bedroom 5

7'7" x 6'11" (2.31m x 2.11m)

Rear aspect versatile bedroom which could also be used for office or home working. View over the rear garden.

Family Bathroom

5'11" x 4'9" (1.80m x 1.45m)

Being half tiled and comprising of a 2 piece suite which includes a bath and pedestal wash hand basin.

Separate WC

4'9" x 2'9" (1.45m x 0.84m)

Low level WC

First Floor Hallway

12'7" x 2'9" (3.84m x 0.84m)

Internal hallway which leads to the staircase which leads to the second floor.



Second Floor Double Bedroom Three

12'5" x 10'4" (3.78m x 3.15m)

Good sized dormer second floor bedroom with some height restriction. Good storage is provided in the eaves. Fabulous views over the rooftops!

Second Floor Double Bedroom Four

10'7" x 10'0" (3.23m x 3.05m)

Further versatile bedroom with excellent storage cupboard space. Could be used for office, study or home working. Fabulous views over the rooftops!

Second Floor W/C

4'7" x 2'1" (1.40m x 0.64m)

Separate low level WC and wash hand basin.

Detached Garage

20'0" x 7'7" (6.10m x 2.31m)

Spacious timber & asbestos detached garage which provides excellent scope for additional storage if required. Side carport. Vendors are prepared to remove the asbestos garage if required.

Outside

Well established mature front gardens with low stone boundary wall. Driveway provides ample parking and leads down to the carport and onto the garage.

Well proportioned West facing enclosed rear garden with superb concrete patio pressed with hexagonal shapes. Low level steps leading down to a well tended large area of lawn. Substantially fenced and mature hedge boundaries and deep borders set with an abundance of seasonal planting, mature shrubbery and trees. Rear gate leads to storage/refuge area with large storage container which is included in the sale. Mature fruit canes.

External Store Room

5'1" x 2'8" (1.55m x 0.81m)

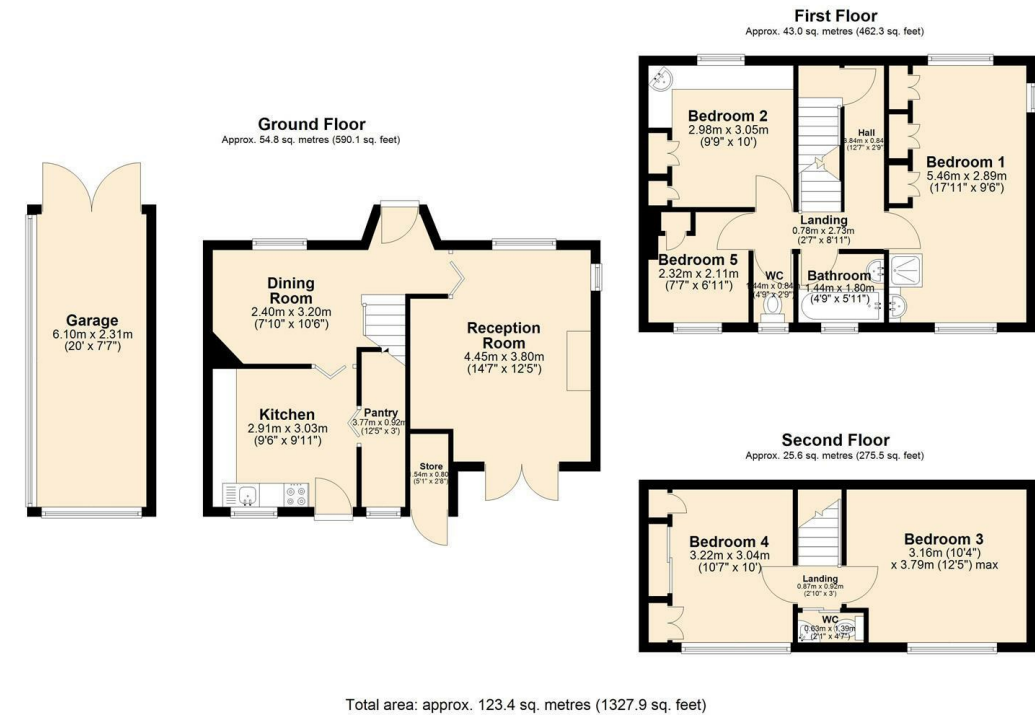
Useful store cupboard where the Ideal Combi boiler is located, installed in 2017 has a current gas certificate 2025.

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.

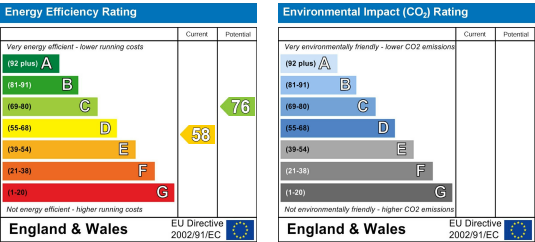
Floor Plan



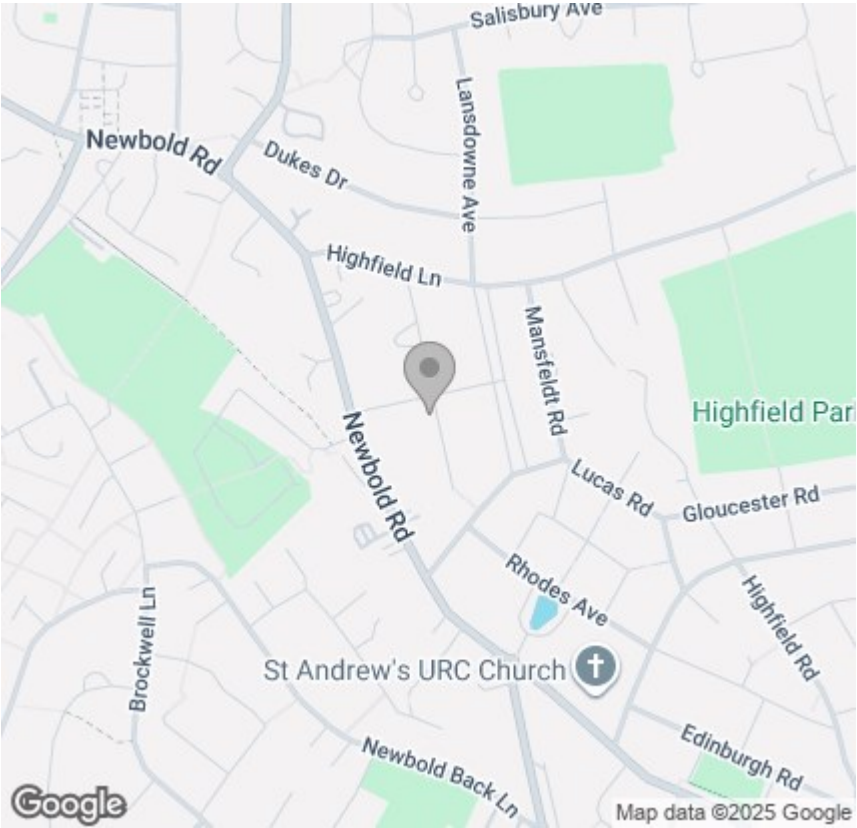
Viewing

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



Area Map



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.

