



**w****ards**  
estate agents

**8 Amesbury Close**

Newbold, Chesterfield, S41 8PJ

**£250,000**

## 8 Amesbury Close

Newbold, Chesterfield, S41 8PJ

Offered to the open market with NO CHAIN!

We are delighted to present this deceptively spacious THREE BEDROOM DETACHED BUNALOW which is complemented with a fabulous 0.25 acre mature garden plot and superb elevated front views! Set upon an enviable elevated position within this sought after cul de sac. Situated in this highly sought after residential location which is close to all local amenities, schools, bus routes and access to major commuter road links to Dronfield, Sheffield, Chesterfield Town Centre & M1 Motorway Links.

Internally the property would benefit from some updating and currently benefits from gas central heating, part uPVC double glazing, uPVC facias/soffits/end ridges and comprises of:- entrance hallway, fully tiled shower room with 3 piece suite, fully tiled cloakroom with 2 piece suite, front dining room with splendid views, rear kitchen, family reception room. Main double bedroom with build in wardrobes, second double bedroom and a versatile good sized third bedroom which could also be used for office or home working. There is scope for attic conversion (subject to necessary consents)

The bungalow sits in a substantial 0.25 acre plot with well established and mature gardens to all sides. Front brick block driveway provides ample car parking spaces and leads to the detached garage. Low boundary walling and superb mature front garden which is fully stocked with an abundance of plants and shrubbery. Side steps lead to the front entrance door.

Large rear long established orchard area with several mature fruit trees and bushes with great facility for vegetable growing. Well tended lawns with side mature borders which are again sully stocked with an assortment of plantings, shrubbery and attractive trees. Tucked away corner seating area with mature Willow Tree. A beautiful setting which is perfect for family/social outside enjoyment. There is a composite area to the side of the bungalow.

### Additional Information

Gas Central Heating - conentional boiler

Security Alarm System

Partly Aluminium windows

Partly uPVC double glazed windows

uPVC soffits/facias/dry end ridges

Gross Internal Floor Area - 97.0 Sq.m/ 1043.6 Sq.Ft.

Council Tax Band - C

Secondary School Catchment Area- Outwood Academy Newbold

### Entrance Hall

19'5" x 7'0" (5.92m x 2.13m)

Aluminium front entrance door leads into the hallway. Useful coats cupboard and access doors to all of the accommodation. Access via a retractable ladder to the insulated loft space which has boarding and could provide scope for loft conversion, subject to the necessary building consents.





### Shower Room

7'0" x 5'6" (2.13m x 1.68m)

Being fully tiled and comprising of a three piece suite which includes a wash hand basin set in a vanity unit, low level WC and shower cubicle with electric shower.

### Separate Cloakroom

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

Being fully tiled and comprising of a two piece suite which includes a wash hand basin and low level WC

### Dining Room

10'9" x 9'1" (3.28m x 2.77m)

Family dining room with front aspect window enjoying far reaching elevated rooftop views. Useful storage cupboard with shelving.

### Kitchen

10'4" x 8'3" (3.15m x 2.51m)

Having tiled walls and comprising of a range of base and wall units with inset stainless steel sink unit. Integrated Bosch double oven and gas hob. There is space for a dishwasher. Rear aspect window overlooking the lovely rear gardens. uPVC door leads to the side and rear of the property where there is a store room where the central heating boiler is located.

### Pantry

6'0" x 2'2" (1.83m x 0.66m)

Excellent storage pantry with useful shelving. Space for fridge/freezer

### Store

6'0" x 3'10" (1.83m x 1.17m)

Central heating boiler.

### Reception Room

14'11" x 10'10" (4.55m x 3.30m)

Family reception room with patio doors which lead onto the rear patio with pergola having a mature Vine and landscaped gardens. Wall gas fire and full range of wall book shelving.

### Rear Double Bedroom One

11'11" x 10'10" (3.63m x 3.30m)

Main double bedroom with rear aspect window overlooking the rear well established and private rear gardens.

### Front Double Bedroom Two

12'10" x 9'0" (3.91m x 2.74m)

A second double bedroom with front aspect window.

### Front Double Bedroom Three

9'10" x 9'2" (3.00m x 2.79m)

A spacious third versatile bedroom with front aspect window which could easily be used for office/study or home working space. Enjoys front views

### Detached Garage

16'7" x 8'1" (5.05m x 2.46m)

Block driveway provides car standing space and leads to the detached garage.

### Outside

The bungalow sits in a substantial 0.25 acre plot with well established and mature gardens to all sides. Front brick block driveway provides ample car parking spaces and leads to the detached garage. Low boundary walling and superb mature front garden which is fully stocked with an abundance of plants and shrubbery. Side steps lead to the front entrance door.

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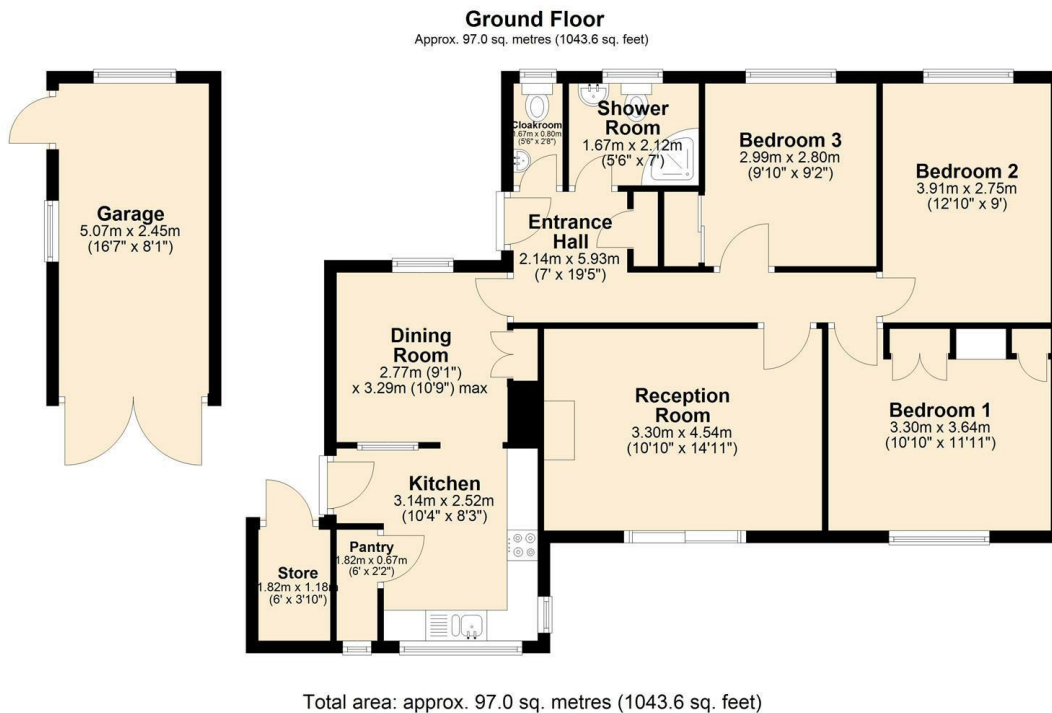


### **School catchment areas**

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.

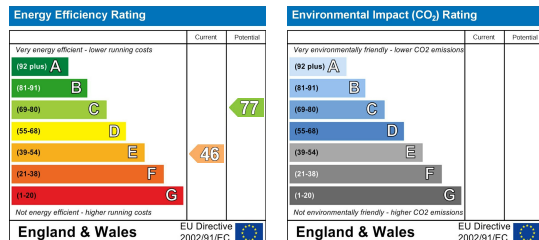
## Floor Plan



## 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.

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