



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

**611 Newbold Road**

Newbold, Chesterfield, S41 8AA

**Guide price £250,000**

## 611 Newbold Road

Newbold, Chesterfield, S41 8AA

Guide Price £250,000 - £265,000

We are delighted to present this TWO DOUBLE BEDROOM SEMI DETACHED FAMILY HOUSE with SUPERB REAR VIEWS OVER OPEN COUNTRYSIDE! Set back from the road and situated within this extremely sought after residential location. Positioned within close proximity to Holme Brook Valley Park, 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.

Well presented accommodation benefits from gas central heating with Combi boiler, uPVC double glazing and internally offers side entrance hall, family reception room with log burner, dining room which is open plan to the superb refitted breakfasting kitchen with integrated appliances enjoying views over the garden and rear countryside. To the first floor main double bedroom, rear double bedroom with open views, boxroom/nursery or home working space/office and fully tiled shower room with 3 piece suite.

Front low stone boundary wall with fabulous block paved driveway and ample car parking spaces. Leads to the rear detached garage.

Rear stone patio, lawns and hedge boundaries. Log store. Backing onto open fields to the rear.





### Additional Information

Gas Central Heating-  
Oak Internal Doors  
uPVC Double Glazed windows  
Gross Internal Floor Area- 91.4 Sq.m/ 984.1 Sq.Ft.  
Council Tax Band - B  
Secondary School Catchment Area -Outwood Academy Newbold

### Side Entrance Hall

6'5" x 2'10" (1.96m x 0.86m)

Side uPVC door into the inner hallway. Stairs climb to the first floor.



### Reception Room

12'11" x 11'9" (3.94m x 3.58m)

Family reception room with front aspect bay window. Inset hearth with Multi fuel stove.

### Dining Room

13'11" x 12'11" (4.24m x 3.94m)

A further reception room with side aspect window. Useful under stairs store with shelving and lighting and consumer units. Laminate floor.

### Re-Fitted Kitchen

9'11" x 9'10" (3.02m x 3.00m)

Superb open plan integrated kitchen which comprises of a range of 'Olive' Green colour base and wall units with work surfaces having an inset sink. Breakfast Bar with seating. Integrated oven, hob and extractor fan. Integrated dishwasher and fridge/freezer. Space for washing machine. Side uPVC door onto the driveway. Rear aspect window with lovely view over the rear garden and open fields beyond.



### First Floor Landing

7'9" x 6'2" (2.36m x 1.88m)

Access to the attic space

### Front Double Bedroom One

12'11" x 11'9" (3.94m x 3.58m)

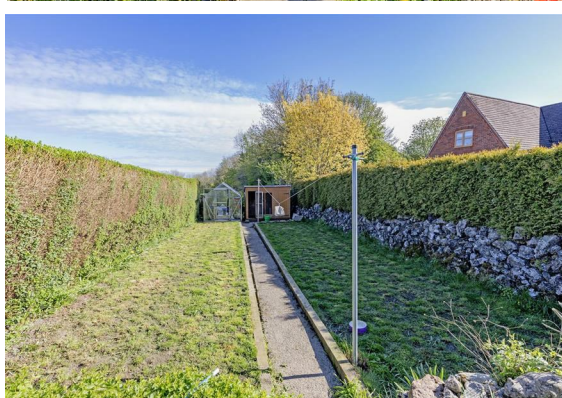
A good sized main double bedroom with feature wall panelling. Built in cupboard/wardrobe. Front aspect window.

### Rear Double Bedroom Two

10'8" x 8'6" (3.25m x 2.59m)

A second spacious bedroom with superb garden views and countryside beyond.





### **Boxroom/Nursery**

6'11" x 4'10" (2.11m x 1.47m)

A versatile room which could be used as a boxroom/nursery or office/home working. The Combi Boiler is located here and was serviced in Jan 2026

### **Shower Room**

9'11" x 4'2" (3.02m x 1.27m)

Being fully tiled and comprising of a 3 piece suite which includes a shower cubicle with electric shower, low level WC and pedestal wash hand basin. Airing cupboard for linen storage.

### **Outside**

Front low stone boundary wall with fabulous block paved driveway and ample car parking spaces. Leads to the rear detached garage.

Rear stone patio, lawns and hedge boundaries. Log store. Backing onto open fields to the rear.

### **Detached Garage**

16'7" x 7'5" (5.05m x 2.26m)

Single detached pitched roof garage with remote controlled door, Lighting, power and rear uPVC personnel door.

### **External W/C**

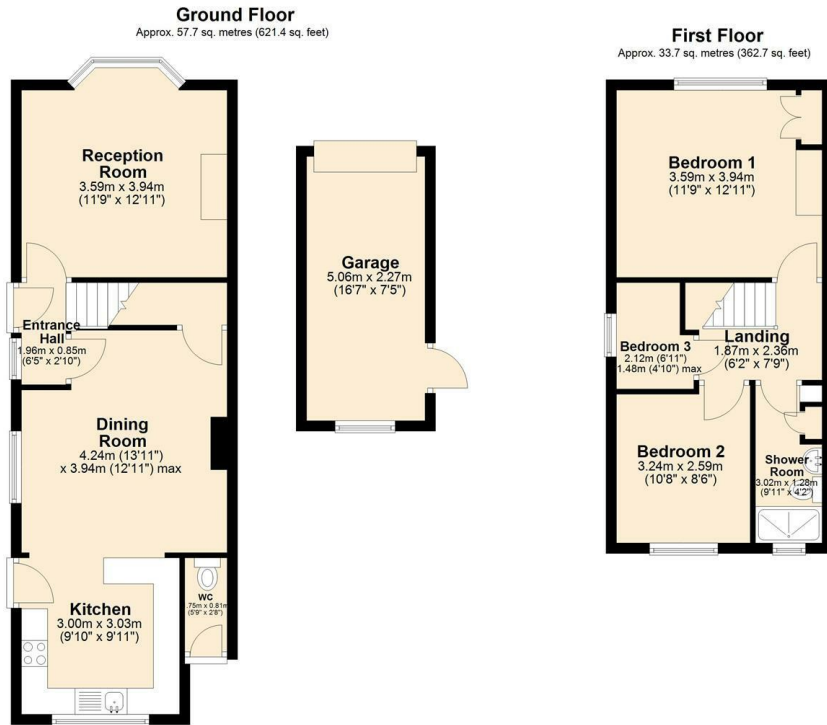
5'9" x 2'8" (1.75m x 0.81m)

### **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

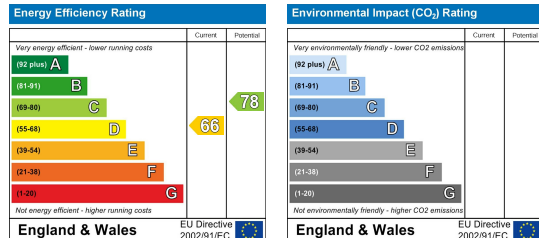


Total area: approx. 91.4 sq. metres (984.1 sq. feet)

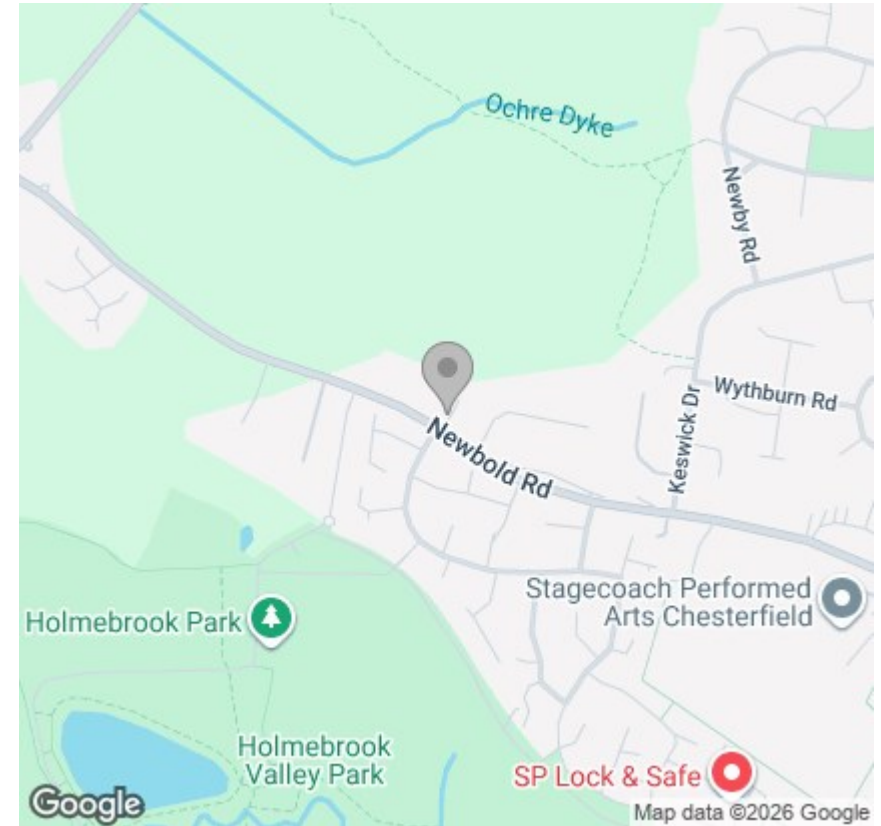
## Viewing

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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