



## 151 Highfield Lane, Newbold, Chesterfield, S41 8BB

- WELL PRESENTED HOME
- DINING ROOM OPENING INTO MODERN KITCHEN
- FAMILY BATHROOM
- DRIVEWAY PARKING
- GOOD SIZED PLOT
- THREE WELL PROPORTIONED BEDROOMS
- GARDENS TO THE FRONT AND REAR
- CALL HUNTERS NOW

**Guide Price £210,000 - £220,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**\*\*GUIDE PRICE £210,000 - £220,000\*\***

Positioned in the highly desirable area of Newbold, on the edge of the Peak District, this beautifully presented three-bedroom semi-detached home offers a fantastic opportunity for families and professionals alike.

Set on a generous plot with direct access to nearby playing fields, the property is ideally situated within the catchment areas for the highly regarded Outwood Academy and St Mary's Catholic High School.

Internally, the ground floor offers spacious and versatile living, featuring a welcoming lounge, a separate dining room which opens into a stylish modern kitchen, and a practical utility area. Upstairs, the property boasts three well-proportioned bedrooms and a contemporary three-piece family bathroom.

Further benefits include gas central heating and uPVC double glazing.

Gardens to both front and rear, and driveway parking to the front.

With its excellent location, modern interior, and generous outdoor space, this property is a must-see for those looking to enjoy a balance of town and country living. Call Hunters now!

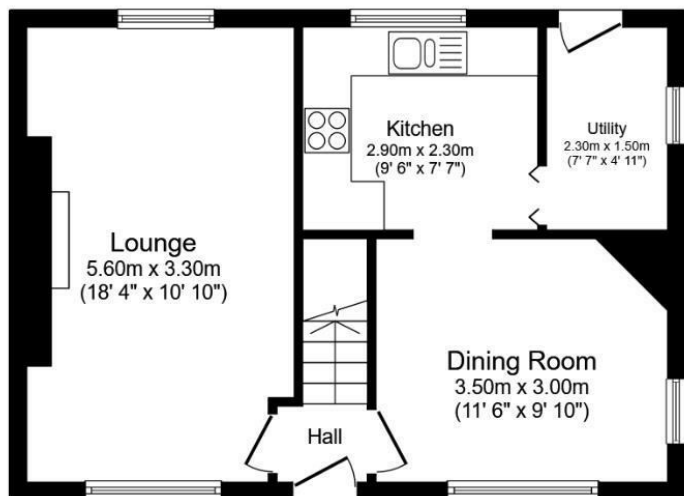
**FREEHOLD | TAX BAND B | EPC RATING D**



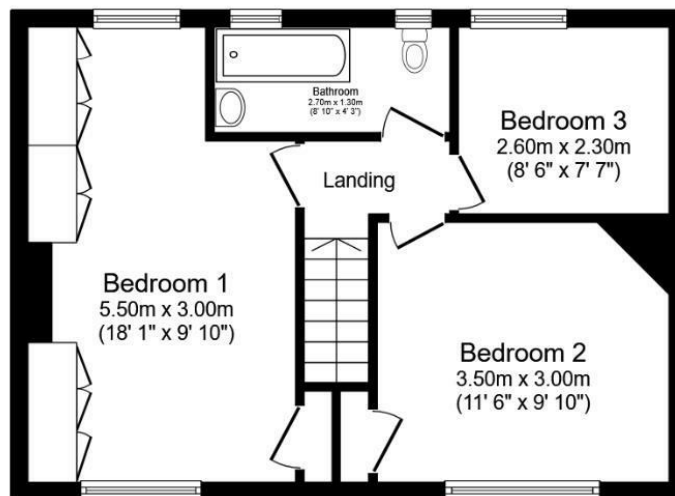








**Ground Floor**  
 Floor area 44.2 sq.m. (476 sq.ft.)



**First Floor**  
 Floor area 44.2 sq.m. (476 sq.ft.)

Total floor area: 88.5 sq.m. (952 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
 Tel: 01246 540540 Email:  
 Chesterfield@hunters.com <https://www.hunters.com>