



23 School House Way, Newbold, Chesterfield, S41 7QU

- STUNNING HOME
- 3 BED, 3 STOREY
- BUILT ONLY 5 YEARS AGO
- ATTACHED GARAGE
- A MUST VIEW
- ENSUITE & FAMILY BATHROOM
- DRIVEWAY PARKING
- ENCLOSED GARDEN

Guide Price £250,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE £250,000 TO £260,000

GREAT NEW PRICE ON OFFER AT THIS IMMACULATELY PRESENTED, MODERN THREE BEDROOMED, THREE STOREY SEMI DETACHED HOUSE.

Only built in 2017 & still under builders guarantee, this ideal family home is situated in an highly sought after location towards the Peak District, close to country walks, Holmebrook Valley Park, Linacre Reservoir & within catchment areas of Outwood Academy & St Mary Catholic High School.

VIEWING IS A MUST, this property comprises:- entrance hall, lounge, downstairs WC, kitchen diner with patio doors to the rear garden.

On the first floor is TWO BEDROOMS & combined family bathroom / WC.

The top floor houses the main bedroom with wardrobe & ensuite shower room.

Outside is driveway parking, attached single garage & enclosed garden with patio, lawn & decked areas.

Gas central heating (combi boiler) & uPVC double glazed.

FREEHOLD but we understand from the seller that a £90 (every six months) fee is paid for communal area maintenance.

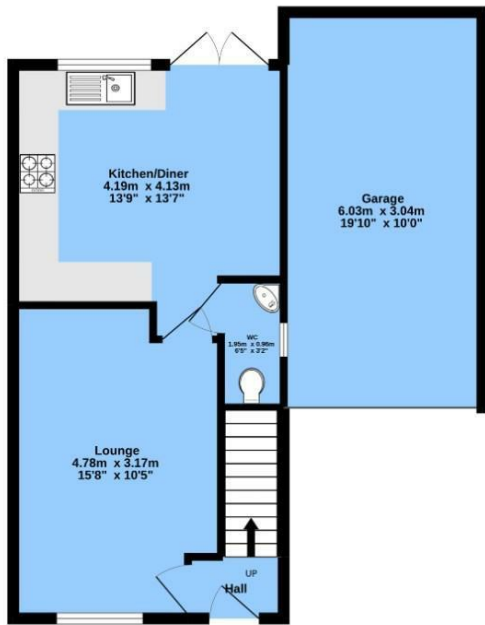
We understand the council tax band is B under Chesterfield Borough Council.

CALL NOW TO BOOK YOUR VIEWING ON THIS BEAUTIFUL FAMILY HOME - CALLS ANSWERED 24/7!

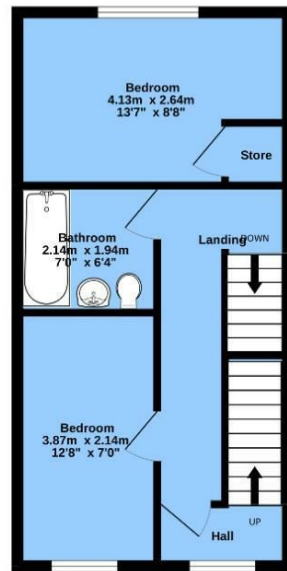




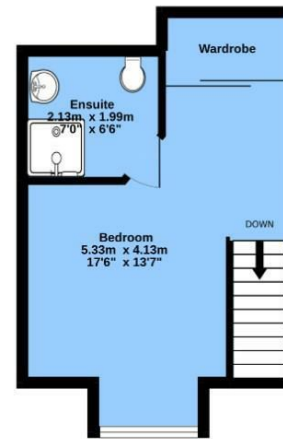
GROUND FLOOR
53.3 sq.m. (573 sq.ft.) approx.



1ST FLOOR
34.9 sq.m. (376 sq.ft.) approx.



2ND FLOOR
23.4 sq.m. (252 sq.ft.) approx.



TOTAL FLOOR AREA : 111.6 sq.m. (1201 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

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.



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