



19 Little Brind Road, Upper Newbold, Chesterfield, S41 8XW

£325,000 - £350,000 (Guide Price)





## DESCRIPTION

Take a look at this modern four bedroom detached house. Tucked away in a cul-de-sac location, in a sought after residential area. Close to popular schools, local amenities and Holmebrook Valley Park.

The accommodation is well presented throughout and comprises an entrance hall, lounge with bay window open plan to the dining room, fitted kitchen, large conservatory, utility room, downstairs WC.

To the first floor sees four bedrooms, recently refitted en-suite to the main bedroom and also refitted separate combined family bathroom/WC.

Gas centrally heated and double glazed. Outside sees double driveway parking, an integral single garage.

A pleasant, enclosed family garden with patio and lawn.

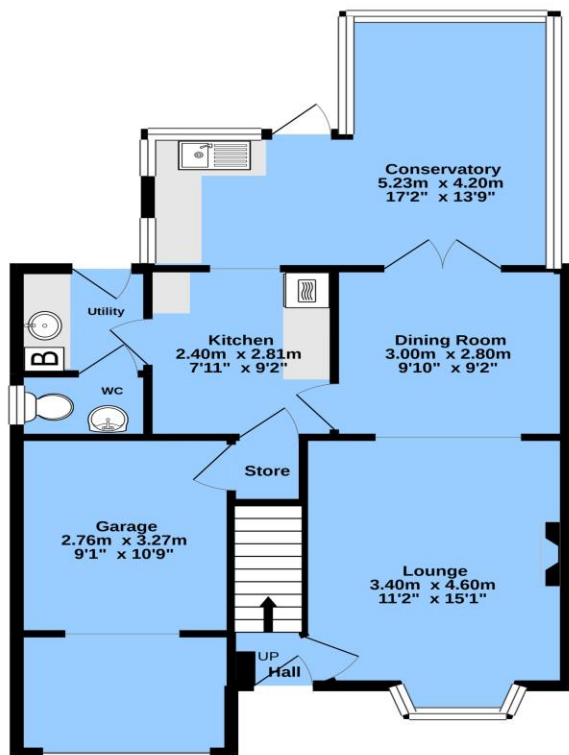
The property is ideally situated for Chesterfield, Sheffield, commuter links and M1 access. **A SUPERB FAMILY HOME - DON'T MISS OUT - ARRANGE YOUR VIEWING NOW!!**



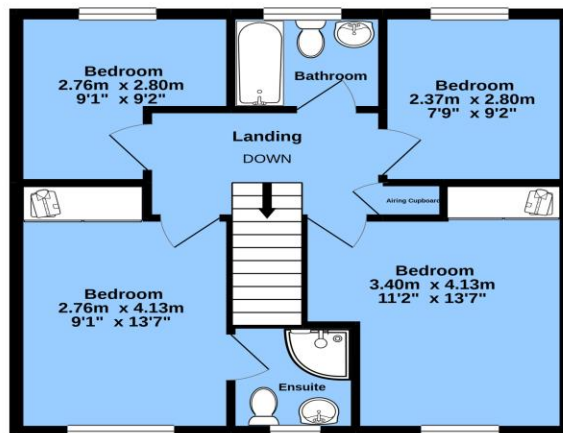




GROUND FLOOR  
69.5 sq.m. (748 sq.ft.) approx.



1ST FLOOR  
49.2 sq.m. (529 sq.ft.) approx.

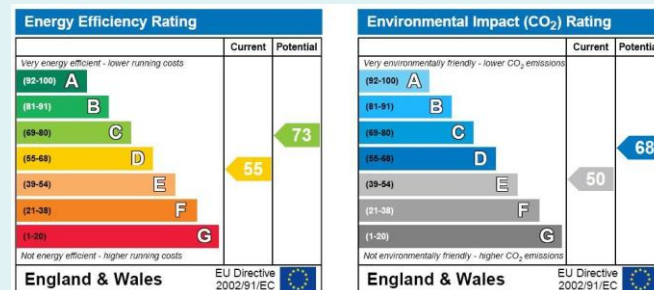


TOTAL FLOOR AREA : 118.6 sq.m. (1277 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



### DISCLAIMER

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.

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