



42 New Road, Barlborough, Chesterfield, S43 4HX

Saxton Mee



# 42 New Road

## Barlborough

Asking Price

# £415,000

Offering deceptively well proportioned accommodation, this superb three bedroomed detached bungalow is enviably located set away from the main thoroughfare approached via a private driveway which serves only a few similar quality properties.

There are a good range of amenities close by in Barlborough and nearby Clowne and ease of access to the M1 motorway at junction 30.

The property has been refurbished during relatively recent years with a new kitchen, new Baxi gas fired boiler around 2017, new ceiling and guttering to the conservatory and with a new shower room in 2022 and recent en-suite to the master bedroom.

The accommodation which is double glazed and alarmed briefly comprises: hallway, spacious living room with feature fireplace, dining room, well equipped kitchen with integrated appliances, excellent garden room/conservatory which is uPVC double glazed. Master bedroom with fitted dressing room and excellent en-suite shower room. Two further good size bedrooms and family shower room.

Gated drive opens to a broad block paved parking area for several vehicles along with access to the garage with adjacent car port and two useful stores. The garden is set down with ease of maintenance with sitting out area and artificial grass.



- Favoured backwater location well away from the main thoroughfare
- Deceptively proportioned with 1062 sq ft of accommodation
- Garage, car port and two useful stores
- Driveway with ample parking for 4/5 vehicles
- Well presented and considerably refurbished
- New en suite and new shower room in 2022
- New ceiling and guttering to the conservatory
- Gas fired central heating and uPVC double glazing
- EPC: D
- Council Tax Band / Freehold

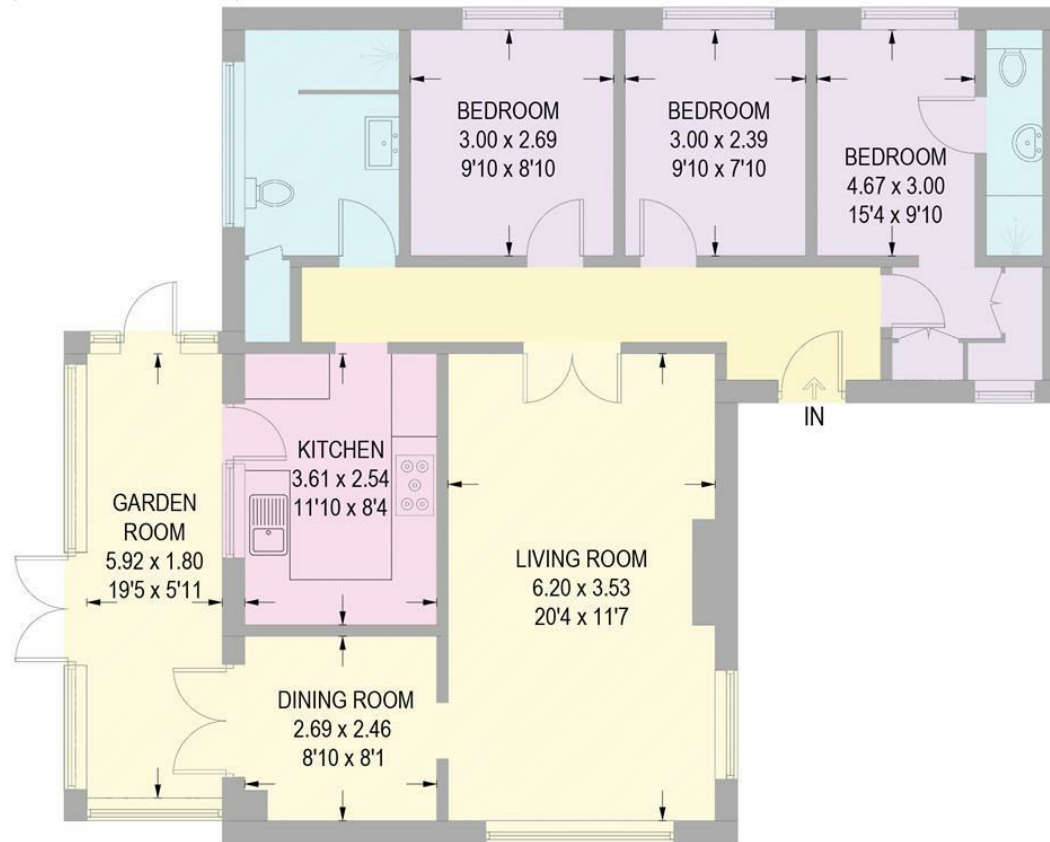




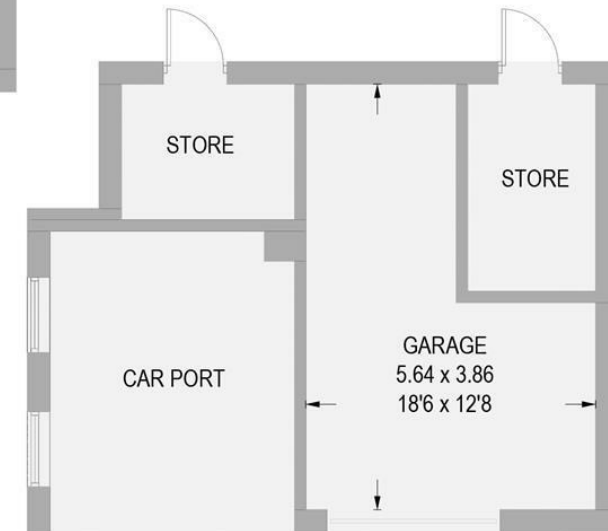


## 42 NEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 98.7 SQ M / 1062 SQ FT  
OUTBUILDING = 26.4 SQ M / 284 SQ FT  
TOTAL = 125.1 SQ M / 1346 SQ FT  
(EXCLUDING CAR PORT)



**GROUND FLOOR**  
**98.7 SQ M / 1062 SQ FT**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only,  
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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