



Offers Over £275,000

1 NEW STATION ROAD | BOLSOVER | CHESTERFIELD | S44 6JB

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CREATE YOUR NEXT CHAPTER...This three-bedroom detached house situated on an enviable plot with potential to extend is located in the heart of Bolsover, nearby a range of local shops and amenities. Boasting stunning views this property has been a wonderful family home for many years, filled with memories and warmth. It offers a great foundation for new owners to add their personal touch and make it their own while creating new memories and enjoying its inviting atmosphere and breathtaking surroundings. Let's take a look inside...

Upon entering the property, you are welcomed by the bright and airy hallway, which in turn leads through to the kitchen. The kitchen is fitted with matching cabinetry and provides plenty of worktop space as-well as space for appliances, this is a perfect space to practise those culinary skills. Moving through, the living room exudes warmth with a feature fireplace, creating a relaxing and inviting atmosphere, which is perfect for those cosy nights in! Adjacent to the living room is the dining room, which boasts a charming bay window, allowing natural light to flood the space and offering a perfect setting for family meals or entertaining guests.

Heading upstairs, you'll find three generously sized bedrooms. Bedrooms one and two both benefit from built-in wardrobes, providing ample storage space. The bathroom is fitted with a three-piece suite, offering both functionality and comfort.

The exterior of the property is beautifully landscaped, with a driveway and garage located at the rear, providing ample parking and storage space. The front of the property is surrounded by a well-maintained lawn and lush shrubbery, adding a touch of greenery and privacy. The garden is particularly stunning, offering breathtaking views of Sutton Scarsdale Hall, making it the perfect space to relax and enjoy the picturesque surroundings.

Homes like this do not come to the market often so book your viewing without delay.







#### Entrance Hall

With carpeted flooring and surrounding doors providing access into;

#### Kitchen 13'2" x 9'11"

The kitchen has matching wooden cabinetry, plenty of worktop space, and room for appliances. It features an inset sink and drainer, along with an integrated eye-level oven and gas hob. With a window to rear elevation and a door providing access to the garden.

#### Living Room 12'2" x 10'4"

The living room has carpeted flooring, a feature fireplace, and windows on the side and front elevations, offering natural light and a cosy atmosphere.

#### Dining Room

The dining room has carpeted flooring, a bay window to the front elevation, and a feature fireplace, creating a warm and inviting space.

#### Landing

with possibility for work space and surrounding doors provide access into;

#### Bedroom One 12'2" x 10'0"

With carpeted flooring, central heating radiator and windows to the front and side elevation. This room benefits from built in wardrobes. With sink in situ.

#### Bedroom Two 10'11" x 10'9"

With carpeted flooring, central heating



radiator and windows to the front elevation. This room benefits from built in wardrobes.

#### Bedroom Three 10'1" x 7'2"

With carpeted flooring, central heating radiator and windows to the rear elevation.

#### Bathroom 9'9" x 4'10"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

#### Outside

The exterior features a driveway and garage, providing ample off-road parking at the rear. The front includes a surrounding lawn, decorative shrubbery, and a patio seating area. This property

offers stunning views of Sutton Scarsdale Hall.

#### Garage 19'0" x 17'3"

Providing further off-road parking or extra storage. Including a coal place









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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>			
(55-68) <b>D</b>		<b>65</b>	<b>79</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	



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