



## 123 HILL TOP CHESTERFIELD, S44 6NN

**£180,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £180,000 - £195,000\*\*\*\*

This deceptively spacious four-bedroom mid-terrace family home offers stylish and versatile living across three floors, making it ideal for growing families. Thoughtfully presented throughout, the property boasts two generous reception rooms, a well-appointed kitchen, a modern four-piece bathroom suite, and a versatile basement room. Outside, there is a charming front garden and a large rear garden with a patio—perfect for entertaining. Superbly located close to the beautiful Bolsover town centre, the property is within easy reach of a variety of shops, bars, restaurants, and supermarkets. A short walk away lies the stunning 17th-century Bolsover Castle, offering panoramic views and a glimpse into the area's rich heritage. Transport links are excellent, with the M1 motorway just a four-minute drive away and Chesterfield train station reachable in only 14 minutes, providing convenient rail access to both London and the North. This is an outstanding opportunity to acquire a spacious and well-connected family home in a desirable location.

**Kendra  
Jacob**

Powered by  
  
JBS Estates



# 123 HILL TOP

- \*\*\*\*GUIDE PRICE £180,000 - £195,000\*\*\*\*
- Deceptively spacious four-bedroom mid-terrace family home
- Stylishly presented over three well-proportioned floors
- Two generous reception rooms and a modern fitted kitchen
- Contemporary four-piece family bathroom suite
- Versatile basement room ideal for home office or playroom
- Large rear garden with patio area perfect for entertaining
- Short walk to Bolsover town centre with shops, bars, and restaurants
- Close to the historic Bolsover Castle with panoramic views
- Excellent transport links — 4-minute drive to M1, 14 minutes to Chesterfield station with direct trains to London and the North



## LIVING ROOM

A stylish and spacious front-facing living room featuring a large UPVC double glazed window that floods the space with natural light. Highlights include elegant coving to the ceiling, a central heating radiator, and the focal point of the room—a beautifully presented feature fireplace with an electric flame-effect fire.

## DINING ROOM

A generously proportioned dining room with a rear-facing UPVC double glazed window and door providing access to the rear garden. This inviting space benefits from a central heating radiator, ceiling coving, laminate-effect vinyl flooring, wall-mounted lighting, and an archway leading through to the fitted kitchen. A door also gives access to the versatile basement room.

## KITCHEN

Fitted with a range of stylish wall and base units complemented by work surfaces, incorporating a stainless steel sink with mixer tap. The kitchen offers space for freestanding appliances, a rear-facing UPVC double glazed window, tiled walls, central heating radiator, and coving to the ceiling.

## BASEMENT ROOM

A versatile and spacious room ideal for a variety of uses, enhanced by ceiling downlights and a central heating radiator—perfect as a home office, gym, or playroom.

## FIRST FLOOR LANDING

Providing access to two generously sized double bedrooms,

the family bathroom, and a staircase rising to the second floor.

## BEDROOM ONE

A spacious and well-lit master bedroom with a front-facing UPVC double glazed window and central heating radiator—ideal for creating a relaxing retreat.

## BEDROOM TWO

A good-sized second double bedroom enjoying views over the rear garden, with a UPVC double glazed window, central heating radiator, and attractive laminate wood flooring.

## FAMILY BATHROOM

A beautifully appointed four-piece suite comprising a panelled bath, walk-in shower with a rainfall shower head, pedestal wash basin, and low flush WC. Finished with tiled walls, laminate-effect vinyl flooring, coving to the ceiling, a central heating radiator, electric extractor fan, and a storage cupboard housing the wall-mounted combination boiler. Rear-facing obscure UPVC double glazed window.

## SECOND FLOOR LANDING

Giving access to two further double bedrooms.

## BEDROOM THREE

A comfortable double bedroom with a front-facing UPVC double glazed window, central heating radiator, and laminate wood flooring.

## BEDROOM FOUR

Another well-sized double bedroom, with a rear-facing UPVC double glazed window, eaves storage, central heating radiator, and laminate wood flooring.

## EXTERIOR

To the front, a charming walled garden with a neat lawn area and wrought iron gate.

To the rear, an extensive patio area provides an ideal space for outdoor entertaining, leading to a generously sized family garden mostly laid to lawn with mature trees and shrub borders—perfect for families and alfresco living.

## 123 HILL TOP









## 123 HILL TOP

### ADDITIONAL INFORMATION

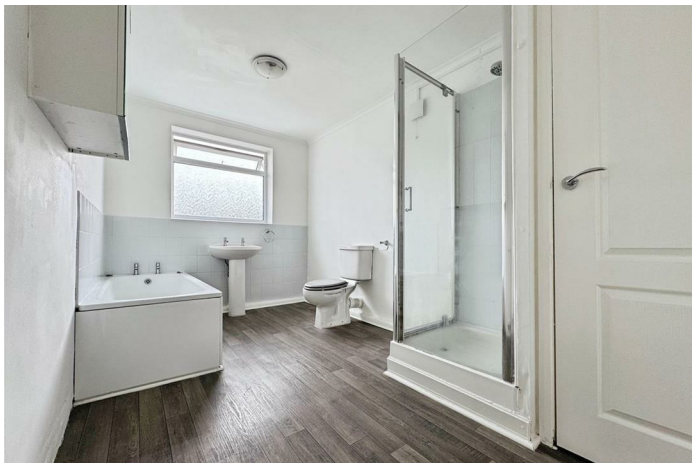
**Local Authority** – Bolsover

**Council Tax** – Band A

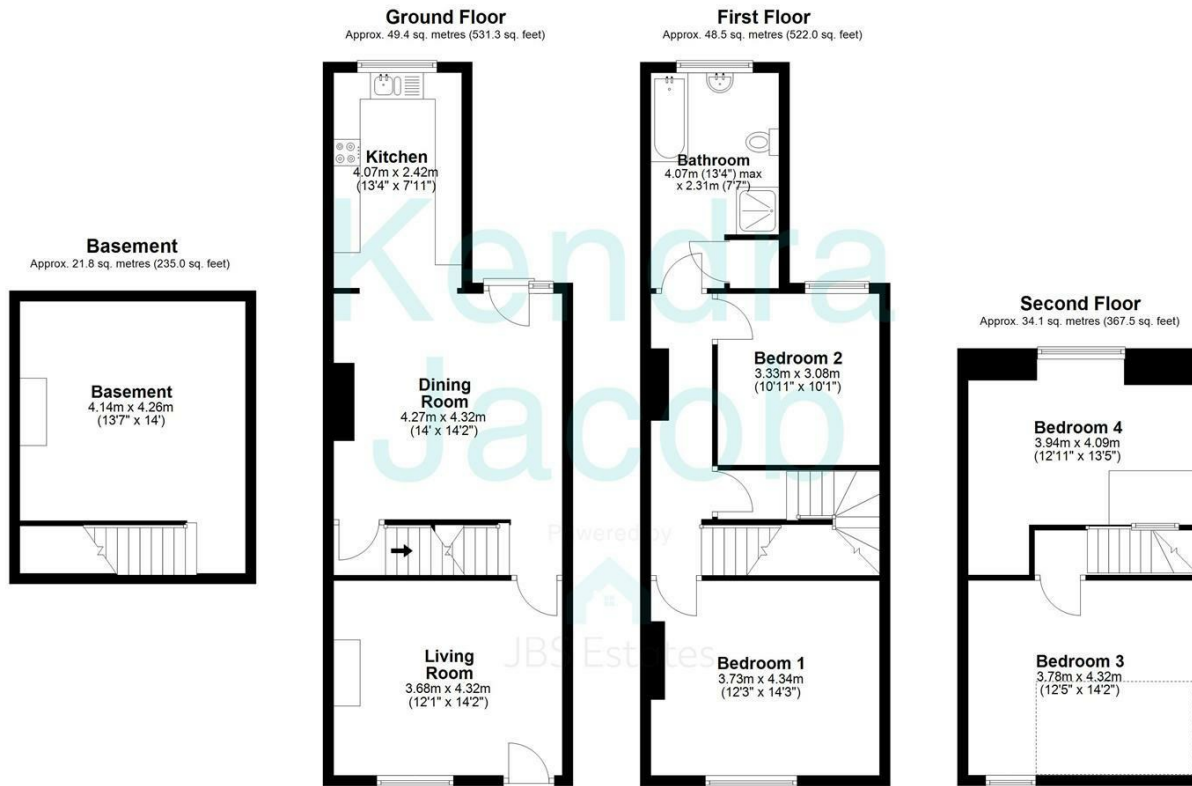
**Viewings** – By Appointment Only

**Floor Area** – 1655.80 sq ft

**Tenure** – Freehold



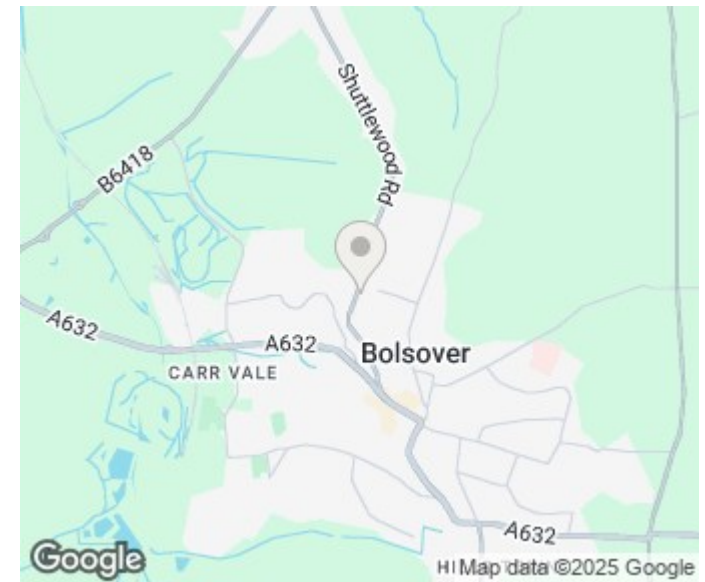




Total area: approx. 153.8 sq. metres (1655.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

Powered by  
JBS Estates