



Offers In The Region Of £350,000 Freehold

78 THE HILL | GLAPWELL | CHESTERFIELD | S44 5LZ

BuckleyBrown
ESTATE AGENTS

**** NO CHAIN ** A WHOLESOME FAMILY HOME!!...** We proudly welcome you to this excellent four bedroom detached home. Positioned in the sought after area of Glapwell, Chesterfield, this house is a true gem and offers a well-planned layout, a spacious rear garden and wonderful countryside views. Let's take a look around..

Upon entry you will be presented with the entrance hall which leads us to a light and airy reception room, creating a very sociable setting with space for furnishings. Moving through to the living room which boasts ample furniture space to relax and spend time with family and friends. Flowing seamlessly from here you will be greeted by a dining room, perfect to enjoy sit down meals! Not forgetting the patio doors allowing access to the stunning summer room. This room offers great potential to get creative and use to your own advantage. Complemented by sliding doors opening to the patio seating area. Next door the kitchen greets you with matching shaker style cabinetry and units, an inset sink and drainer along with space for all of your appliances. The ground floor comes complete with a handy WC and converted garage/utility for added convenience.

Heading to the first floor, you'll discover four wonderful bedrooms, one of which benefits from built in wardrobes. Just off the landing is the family bathroom, including a four-piece suite with a bath and a shower.

Outside, the residence boasts a very spacious and private garden with a well-maintained lawn, patio seating area and decorative shrubs perfect for BBQ's and family parties in the summer months. The front of this property has a large gravelled driveway allowing for off road parking. This residence really is the whole package. Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





Entrance Hallway

With windows to the side elevation and further access to;

WC

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

Reception Room 12'5" x 12'11"

Versatile room fitted with laminate flooring and a bay window to the front elevation.

Living Room 9'5" x 17'10"

This room offers ample furniture space with windows to the side elevation and open areas leading into both the kitchen and dining area.

Dining Room

The dining area is further complemented by a window to the side and rear along with patio doors leading into the summer room.

Kitchen 8'4" x 20'1"

Complete with a range of matching wall and base shaker style cabinets, inset sink and drainer, splash back tiles and space for integrated appliances. Fitted with an external door to the side and patio doors leading into the utility.

Summer Room 7'10" x 17'8"

Stunning garden style room fitted with a velux window and sliding doors opening to the rear. There are also patio doors from here into the garage/utility for added convenience.

Landing

With a window to the side elevation and further access to;



Bedroom One 11'6" x 12'11"

With carpeted flooring, central heating radiator and a bay front window.

Bedroom Two 11'6" x 11'8"

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

Bedroom Three 6'0" x 7'6"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Four 6'5" x 8'2"

With carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 5'11" x 8'4"

This bathroom presents you with a stunning four piece suite including a hand wash basin, low flush WC, bath and shower. Fitted with a window to the side elevation.

Garage/Utility 8'3" x 19'7"

Converted garage/utility room accessible from the front and rear, window to the front and great for storage. This room also withholds the plumbing.

Outside

To the front of the property you will be greeted with a spacious gravelled driveway and side gates giving access to more parking and the garage. The rear garden has been beautifully landscaped with a raised decked seating area, lawn and fence surround.





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) A		
(81-91) B		
(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		

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