



Offers Over £220,000 Freehold

27 HIGHFIELD ROAD | BOLSOVER | CHESTERFIELD | S44 6TY

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!!

Nestled in the heart of Bolsover, this beautifully presented three-bedroom semi-detached property offers a fantastic opportunity for families and first-time buyers alike. This home benefits from convenient access to local amenities, schools, and excellent transport links, all while being just a short distance from the stunning Bolsover Castle and surrounding countryside.

Upon entering the property, you are greeted by the bright and spacious open-plan living and dining area. This versatile space is filled with natural light, with french doors, which open out onto the patio—seamlessly connecting the indoors with the garden. The generous size of this room offers ample space for both a comfortable lounge area and a formal dining setup, making it perfect for entertaining guests or enjoying family meals. Adjacent to the main living space is a modern kitchen, fitted with matching cabinetry and ample worktop space, this is a perfect space to practise those culinary skills. Completing the ground floor is a stylish and contemporary shower room.

Upstairs, the home continues to impress with three generously sized bedrooms, all of which offer ample space to add your own homely furnishings. Just off the landing you will find the bathroom, which is fitted with a modern three piece suite.

The exterior of the property continues to impress. To the front, a private driveway provides valuable off-street parking, making day-to-day life that much easier. The rear garden is a true highlight, arranged over tiered levels to offer distinct zones for relaxing and outdoor entertaining. The paved patio area is ideal for al fresco dining or enjoying a morning coffee, while the laid lawn area adds greenery and provides a great space for those outdoor activities.

Call today to view!





Kitchen 14'8" x 14'3"

Complete with a matching range of wooden cabinetry and ample worktop space. It features an inset sink and drainer, integrated eye level double oven and a gas hob with hood over. With a window and sliding doors to the rear elevation and double doors providing direct access into the living/dining room.

Living/ Dining Room 11'11" x 33'11"

This room offers an open plan design between the two spaces, with carpeted flooring and a window to the front elevation in the living room and the dining room offering laminate flooring and surrounding windows and doors to the rear elevation.

Shower Room 6'11" x 4'11"

Complete with a shower, low flush WC and hand wash basin. With a window to the front elevation.

Landing

Surrounding doors provide access into;

Bedroom One 12'0" x 10'5"

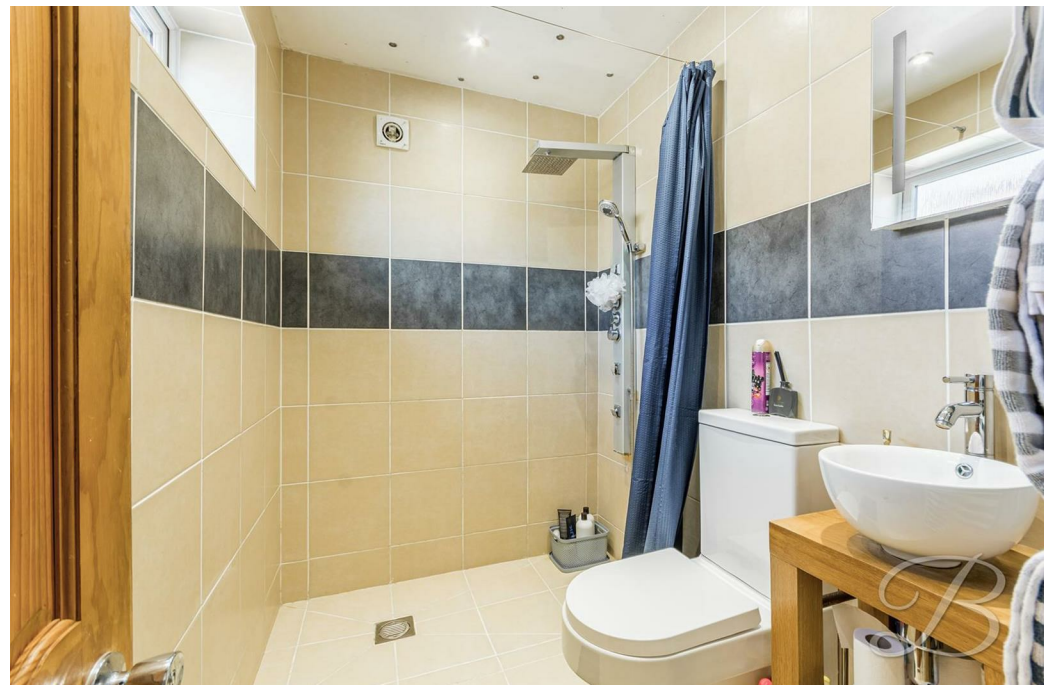
Complete with carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 12'0" x 9'1"

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

Bedroom Three 7'4" x 5'3"

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



Bathroom 7'4" x 5'3"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the rear elevation.

Outside

The front of the property features a private driveway providing convenient off-road parking. To the rear, the tiered garden offers a well-designed outdoor space, complete with a patio seating area ideal for relaxing or entertaining, and a laid lawn that adds greenery and charm.





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. Specifically 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
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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