



Offers Around £265,000 Freehold

61 RIDGEDALE ROAD | BOLSOVER | CHESTERFIELD | S44 6TX

BuckleyBrown
ESTATE AGENTS

BEAUTIFUL BUNGALOW, STUNNING GARDEN!.. This is a truly splendid, well-presented, three bedroomed detached bungalow situated in the charming town of Bolsover. This property provides an excellent opportunity for couples or those seeking a home where everything is on one level. Located near local amenities, green spaces, and walking routes, this property combines the convenience of town living with the tranquillity of the countryside. This property is a must-see for anyone seeking a tranquil and well-maintained home in Bolsover.

The heart of the home is the beautiful kitchen, fitted with an attractive range of shaker-style wall and base units with complimentary mosaic tiled splash-back. Complete with a range of integrated appliances and a utility room. The kitchen also offers a welcoming dining space, perfect for entertaining or family meals.

The reception room is a bright, spacious living room featuring decorative stone cladding and offering a delightful garden view. This room also opens up to a further sitting room with direct access to the beautifully maintained garden.

The bungalow boasts three well-proportioned bedrooms, a family bathroom, and a separate WC. The first two bedrooms are double sized and come with built-in wardrobes. The third bedroom is a single room, complete with a useful storage cupboard. The first bathroom features a white four-piece suite, there is also a separate WC for added convenience.

Externally, the property benefits from a driveway providing off-street parking and access to a garage. The front garden is mainly laid to lawn, while the rear garden is a landscaper's dream, featuring a patio area, planted borders, stunning flower beds, and a variety of plants, shrubs, and trees. Perfect to enjoy during those Summer months!

This property is a must-see. Call today to view!





Entrance Porch

A door provides access into the entrance hall.

Entrance Hall

With inset ceiling spotlights and carpet flooring. Doors provide access into;

Living Room/Sitting Room 13'3" x 16'1"

With carpet flooring, stone cladding, a central heating radiator and a window to the rear elevation. There is an opening into the sitting room. The sitting room is also laid with carpet flooring and has patio doors that provide access onto the rear garden.

Kitchen/Dining Room 8'11" x 21'1"

The kitchen is the heart of the home and is fitted with a stunning range of shaker-style wall and base units with sink and drainer set into work surface with mosaic tiled splash-back. There are a range of integrated appliances that include a

fridge/freezer, microwave, slimline dishwasher, an eye-level double oven, and an electric hob. There is ample space for a dining table and chairs making this the ideal spot for entertaining family and friends.

Utility Room

Fitted with matching shaker-style wall and base units with sink and drainer set into work surface with mosaic tiled splash back. There is space and plumbing for a washing machine, a window to the side elevation, and a door that provides access outside.

Bedroom One 10'7" x 11'2"

Laid with carpet flooring. With a window to the front elevation, a central heating radiator, and benefiting from fitted wardrobes.

Bedroom Two 10'7" x 11'1"

Laid with carpet flooring. With a window to the front elevation, a central heating radiator, and also benefiting from fitted wardrobes.



Bedroom Three 7'10" x 8'10"

Laid with carpet flooring. With a window to the rear elevation and a central heating radiator. There is also a useful storage cupboard.

Bathroom 6'9" x 8'9"

The bathroom is fitted with a four-piece suite in white comprising a low level WC, vanity hand wash basin, a panelled bath, and a separate shower with complimentary splash-back. With an opaque window to the side elevation and a central heating radiator.

Separate WC 2'1" x 7'0"

Fitted with a low level WC, with a central heating radiator, and tiled-splash back. With an opaque window to the side elevation.

Garage 8'5" x 16'4"

With a window to the rear elevation, an up and over door, and an additional door providing access to the rear.

Outside

The property benefits from a driveway providing off-street parking and access to a garage. The front garden is mainly laid to lawn, while the rear garden is a landscaper's dream, featuring a patio area, planted borders, stunning flower beds, and a variety of plants, shrubs, and trees. Perfect to enjoy during those Summer months!



Ground Floor
133 Sq.m/ 1429.99 Sq.ft
Approx



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		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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