



Offers In The Region Of £250,000 Freehold

45 CROFT HOUSE WAY | BOLSOVER | CHESTERFIELD | S44 6FF

BuckleyBrown
ESTATE AGENTS

A PLACE TO CALL HOME!.. We are delighted to present this well-maintained, modern build detached house for sale, located in the historic location of Bolsover, proximate to local amenities and green spaces. This property is ideally suited for families, situated near the historic Bolsover Castle, offering a blend of tranquillity and convenience.

This residence boasts a generous sized lounge, perfect for relaxing and entertaining guests. The kitchen is fitted with an attractive range of high-gloss units, equipped with ample dining space and provides direct access to the garden, creating a seamless indoor/outdoor living experience.

The first floor comprises four well-appointed bedrooms. The first is a spacious double bedroom with an en-suite bathroom and the added benefit of a useful storage cupboard. The second and third bedrooms are also double, and the fourth is a single, ideal for a child or as a home office. In addition to the en-suite, there is a family bathroom, accommodating the needs of a busy household.

A defining feature of the property is the driveway, providing off-street parking and access to the garage. The front lawn contributes to the property's pleasing curb appeal. The rear garden, featuring a Summer house, is perfect for socialising, allowing you to fully enjoy the outdoor space.

This property is a perfect blend of modern living in a historical setting, offering comfortable accommodation and excellent outdoor space. It's a perfect home for any family looking for a move-in ready house in a peaceful area.





Entrance Hall

With a window to the side elevation, a central heating radiator, and a window to each side elevation. There are stairs rising to the first floor. Doors provide access into;

Living Room 10'2" x 17'3"

A spacious lounge with a window to the front elevation, a window to the side elevation and a central heating radiator.

Kitchen/Dining Room 9'7" x 17'3"

The kitchen is fitted with an attractive range of high-gloss wall and base units with sink and drainer set into work surface with complimentary tiled splash back. Integrated appliances include an electric double oven and a four-ring gas hob with an extractor fan over. There is space and plumbing for a dishwasher, and further space for a fridge freezer. With a window

to the front elevation, window to the side elevation and a central heating radiator. There are French patio doors that lead out onto the rear garden.

Utility Room 5'1" x 6'5"

A convenient utility space with a storage unit with work surface over with sink and drainer inset. There is space and plumbing for a washing machine. With a central heating radiator and a door that provides access outside.

Ground Floor WC 3'0" x 5'7"

Fitted with a low level WC and a hand wash basin. With a central heating radiator.

Landing

Doors provide access into;



Bedroom One 8'2" x 13'10"

With a window to the front elevation, a central heating radiator, and a useful storage cupboard. This bedroom also benefits from its on-en-suite facility.

En-Suite 5'3" x 6'11"

Fitted with a low level WC, pedestal hand wash basin, and a shower with complimentary tiled splash back. With an opaque window to the front elevation and a central heating radiator.

Bedroom Two 8'2" x 8'4"

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

Bedroom Three 8'4" x 8'9"

With a window to the side elevation and a central heating radiator.

Bedroom Four/Office 8'9" x 11'6"

With a window to the side elevation and a central heating radiator.

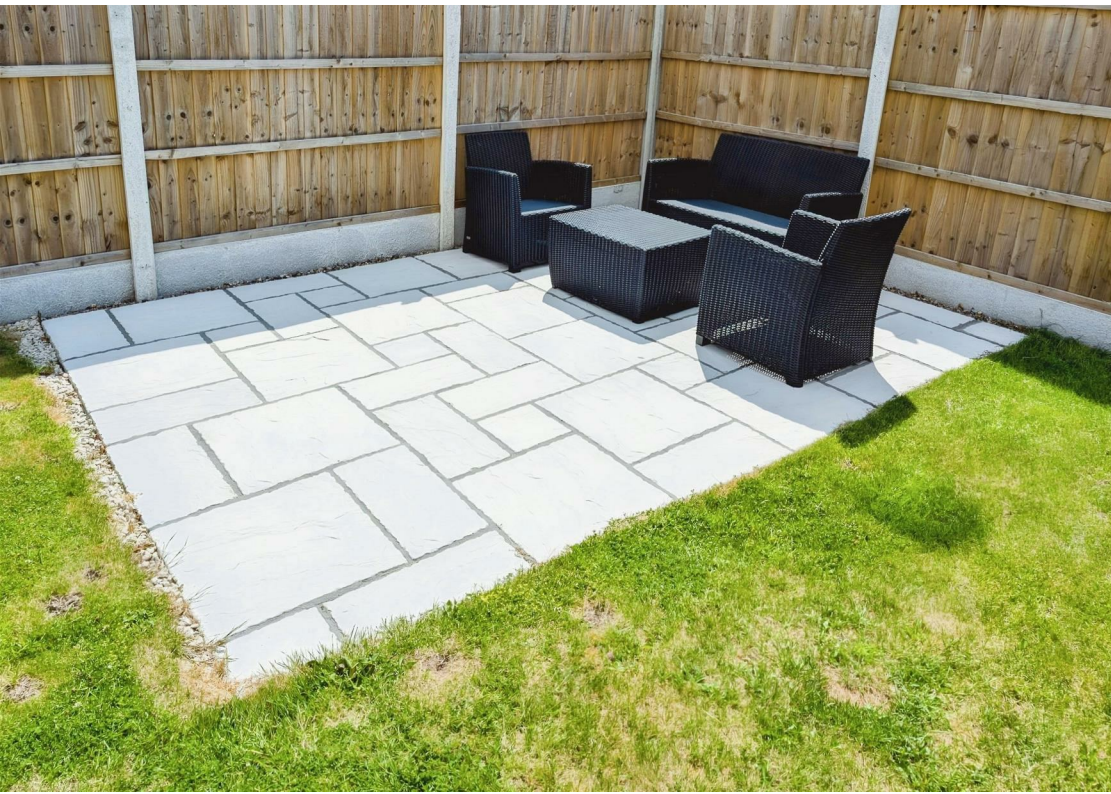
Bathroom 6'9" x 8'9"

Fitted with a low level WC, pedestal hand wash basin, and a panelled bath with an extractor fan over. With an opaque window to the rear elevation and a central heating radiator.

Outside

There is a driveway, providing off-street parking and access to the garage. The front lawn contributes to the property's pleasing curb appeal. The rear garden, featuring a Summer house, is perfect for socialising, allowing you to fully enjoy the outdoor space.

Garage 9'4" x 17'4"



Ground Floor
54 Sq.m/ 577.80 Sq.ft
Approx



First Floor
54 Sq.m/ 584.03 Sq.ft
Approx



19 Sq.m/ 203.27 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		89
(81-91) B	78	
(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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