



£275,000 Freehold

19 WEST VIEW | BOLSOVER | CHESTERFIELD | S44 6LJ

BuckleyBrown
ESTATE AGENTS

PERFECT FAMILY RETREAT!...

Situated in the sought-after area of Bolsover, Chesterfield and conveniently close to a range of local amenities, this charming three-bedroom semi-detached home offers an exceptional combination of comfortable living space and significant potential for expansion. Set on a generous plot of approximately 0.3 acres, the property benefits from agreed planning permission, providing a unique opportunity for future development or extension subject to the approved plans.

Step inside to find a practical entrance hall leading to a handy ground-floor WC. The inviting living room is centered around a feature fireplace, creating a warm and welcoming atmosphere ideal for relaxing or entertaining. The well-appointed kitchen is thoughtfully designed and open plan to a spacious conservatory, which floods the area with natural light. Double doors from the conservatory open directly onto the rear garden, creating a seamless connection between indoor and outdoor living spaces. The kitchen also opens onto a formal dining room, providing a versatile and sociable layout perfect for family meals or hosting guests.

Upstairs, the property offers three generously-sized bedrooms. The master bedroom benefits from fitted wardrobes, offering ample storage space. The family bathroom comprises a modern three-piece suite, including a bath with an over head shower.

Externally, the property boasts a driveway to the front, providing convenient off-road parking for multiple vehicles. The rear garden is a true highlight, extending to approximately 0.3 of an acre and thoughtfully landscaped to include a well-maintained lawn, a large gravelled area ideal for outdoor seating or additional parking, mature trees, and a variety of shrubbery. The garden is partly enclosed by fencing, offering privacy and a secure environment for children and pets.

Call today to arrange a viewing!!!





Porch
With double doors opening into the entrance hall.

Entrance Hall
With laminate flooring, stairs rising to the first floor and surrounding doors providing access into;

WC
With a low flush WC and hand wash basin.

Living Room 10'11" x 11'8"
With carpeted flooring, feature fireplace and a bay window to the front elevation.

Kitchen 7'1" x 14'4"
Complete with a range of matching high gloss cabinetry and ample worktop surfaces. It features an inset sink and

drainer, door to the side elevation and an open plan design through to the conservatory.

Conservatory 8'8" x 10'11"
With surrounding windows and double doors opening onto the rear garden. With an open plan design through to the dining room.

Dining Room 10'11" x 11'10"
Spacious room with laminate flooring, allowing ample space for your dining furniture.

Landing
With access into;

Bedroom One 11'0" x 12'0"
With carpeted flooring, central heating



radiator and a window to the front elevation. This room benefits from fitted wardrobes.

Bedroom Two 11'0" x 11'8"
With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 6'5" x 7'0"
With carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 6'8" x 7'10"
Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin. With a window to the rear elevation.

Outside

The front of the property features a driveway providing convenient off-road parking. To the rear, the garden extends to approximately 0.3 of an acre and is beautifully presented with a well-maintained lawn, a spacious gravelled area, and is partly enclosed by fencing for privacy. The garden is further enhanced by a variety of shrubbery and mature trees.

Additional Informtaion

The property benefits from agreed planning permission, providing an excellent opportunity for future development or extension, subject to the approved plans.



Ground Floor
59 Sq.m/ 633.97 Sq.ft
Approx



First Floor
46 Sq.m/ 492.38 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	64	
(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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