



Guide Price £180,000 Freehold

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

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £180,000 - £190,000 ***

Situated on a generous corner plot in the ever-popular area of Bolsover, Chesterfield, this beautifully presented and move-in ready three-bedroom semi-detached home offers stylish, modern living, comfort, and convenience. Ideal for growing families, first-time buyers or those seeking a peaceful yet well-connected location, this home is within easy reach of a range of local amenities, schools, shops, and commuter links, including the M1.

From the moment you arrive, the property's kerb appeal and well-maintained frontage set the tone for what lies inside. The ground floor is well laid out and flooded with natural light, featuring a spacious and tastefully decorated living room, perfect for relaxing or entertaining. The impressive kitchen/dining room offers a modern, open-plan layout with ample unit space, integrated appliances, and room for a family dining table. Double patio doors lead directly from the dining area into the garden, seamlessly blending indoor and outdoor living — ideal for summer gatherings or watching the kids play. A ground floor WC adds practicality for everyday life.

Upstairs, the home continues to impress with three well-proportioned bedrooms, including a spacious master bedroom, a versatile second room, and a third that could serve perfectly as a nursery, guest room or home office. The family bathroom is sleek and contemporary, comprising a modern three-piece suite.

Externally, the property offers both practicality and low-maintenance appeal. To the front, a neatly maintained lawn wraps around the corner plot, with a pathway leading to the front door, creating a welcoming first impression. To the side of the property, a private driveway provides ample off-street parking. The rear garden is a real highlight — fully enclosed and thoughtfully landscaped for easy upkeep.





Entrance hall

With access into;

Living Room 14'3" x 13'6"

With laminate flooring, stairs rising to the first floor and windows to the front and side elevation.

Kitchen/ Dining Room 8'11" x 13'6"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. This room offers ample space for your dining furniture. With windows to the front and side elevation and double doors providing direct access onto the garden.

WC 3'4" x 6'9"

Complete with a low flush WC and hand wash basin.

Landing

With access into;

Bedroom One 8'0" x 13'6"

With carpeted flooring and a window to the side elevation.

Bedroom Two 12'8" x 7'4"

With laminate flooring and a window to the side elevation.

Bedroom Three 9'4" x 5'10"

With carpeted flooring and a window to the front elevation.

Bathroom 5'11" x 6'9"

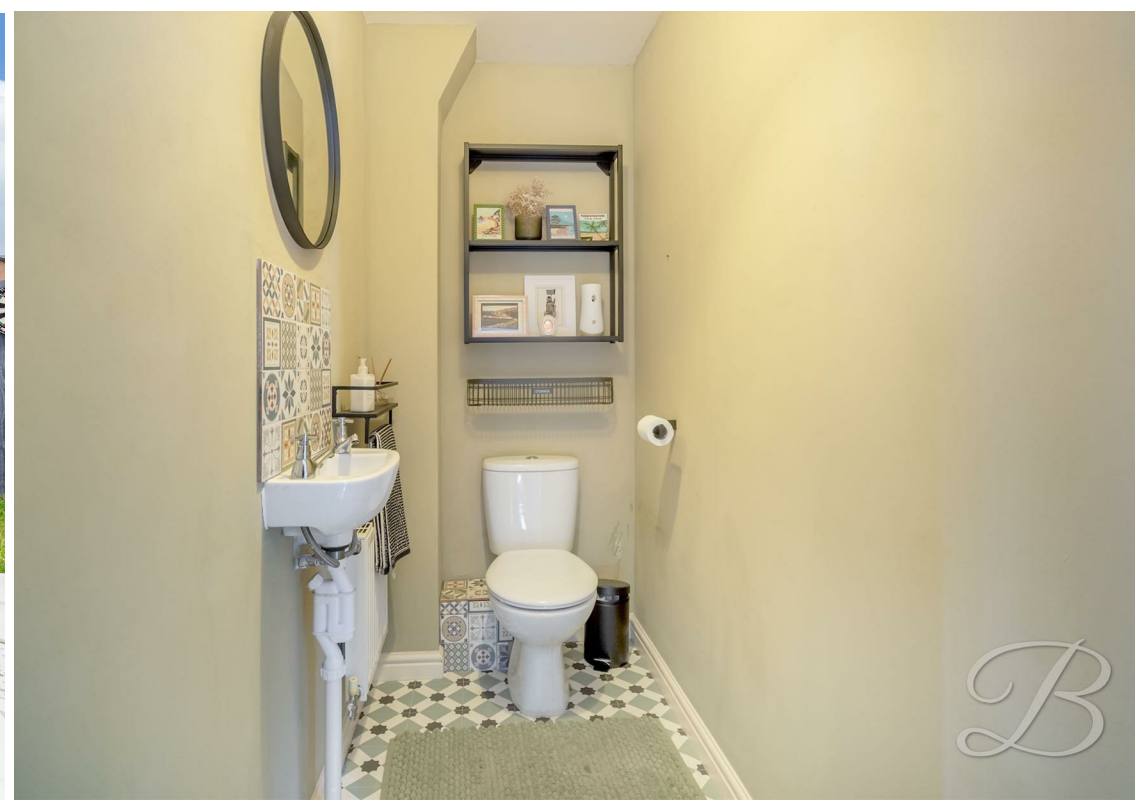
Complete with a three piece suite including



a bath with an over head shower, low flush WC and a hand wash basin.

Outside

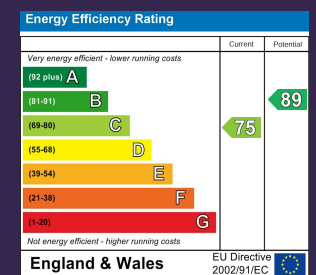
Low maintenance frontage with surrounding lawn and a pathway to the front door. Driveway to the side of the property providing ample off-street parking. The rear garden offers a patio seating area, pebbled area and laid lawn with surrounding fences.





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.



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