



Offers Over £395,000 Freehold

11 HIGH STREET | BOLSOVER | CHESTERFIELD | S44 6HF

BuckleyBrown
ESTATE AGENTS

FULL OF CHARACTER AND CHARM.... NOT TO MENTION THE GORGEOUS VIEWS ON OFFER!

Nestled in the sought after area of Bolsover, this delightful four bedroom detached house offers an abundance of charm, spacious rooms throughout and an envious view. This home is sure to impress and one you will instantly fall in love with.

As you step inside, you will be greeted by a warm and inviting atmosphere, the entrance hallway allows access into the living room, a bright and homely space great for relaxing with family and doors providing access onto the rear garden, creating a great space to be enjoyed in the summer months. The open plan layout provides access into the dining room, another generously sized and bright room. Heading to the rear of the home, you will find the kitchen, complete with an array of matching cabinetry. From here, the home benefits from another living area, which can be used flexibly and benefits from doors onto the garden. To complete this floor is a handy WC.

Heading upstairs you will find four bedrooms all with ample space and opportunity to make your own. This floor benefits from a bathroom and shower room.

Outside you will find one of the standout features of this home is the garden, which provides a wonderful outdoor space to relax with family, gardening enthusiasts to flourish, or simply for enjoying the stunning views that surround the property. To the front is a driveway allowing for ample off street parking along with an integral garage, great for all your storage needs.

This home provides easy access to local amenities and transport links, making it an excellent choice for those who appreciate both tranquillity and convenience.

This characterful home on High Street is a rare find, combining spacious living, beautiful views, and a great sized garden, making it an ideal choice for anyone looking to settle in the charming area of Bolsover. Don't miss the opportunity to make this enchanting property your new home.

Call today to view!





Porch

Allowing access into:

Entrance Hallway

Providing further access into:

Living Room 12'4" x 11'11"

With carpeted flooring and doors allowing access into onto the rear garden.

Dining Room 12'4" x 10'0"

With carpeted flooring, central heating radiator and window to the front elevation.

Kitchen 9'6" x 11'11"

Complete with a range of matching wall and base units with complementary worktop over. Inset sink and drainer along with ample space for appliances.

Reception Room 10'11" x 13'2"

Carpeted flooring with door allowing access onto the rear garden.

Downstairs WC 4'2" x 5'0"

Complete with low flush WC and hand wash basin.

Bedroom One 12'4" x 12'3"

With central heating radiator and window to the front elevation.

Bedroom Two 10'11" x 11'1"

Carpeted flooring, wardrobe for storage and window to the front elevation.

Bedroom Three 10'11" x 11'1"

With carpeted flooring, central heating radiator and window to the rear elevation.

Bedroom Four 9'10" x 8'4"

With carpeted flooring, central heating radiator and window to the front elevation.

Bathroom 10'6" x 5'4"

Complete with a low flush wc, hand wash basin and bath. Central heating radiator and window to the rear elevation.

Shower Room 8'4" x 6'7"

Complete with low flush WC, hand wash basin and walk in shower. Window to the rear elevation.

Outside

A well looked after rear garden with a patio and lawned area, creating a tranquil retreat to relax in. A true highlight and standard feature to this home are the gorgeous views on offer. To the front is a

driveway allowing for ample off street parking and integral garage.





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		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(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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