



£250,000 Freehold

14 LEYLAND DRIVE | BOLSOVER | CHESTERFIELD | S44 6FZ

BuckleyBrown
ESTATE AGENTS

THE ONE YOU'VE BEEN WAITING FOR!...

We are delighted to present this elegant three-bedroom detached home, beautifully positioned in Bolsover, Chesterfield. With its charming stone-built design, modern interiors, and a stunning outlook to the front offering far-reaching views, this property combines style and comfort in equal measure—making it an ideal choice for families or professionals alike.

Upon entry, you are welcomed by a bright hallway complete with a convenient ground floor WC. The heart of the home is the open-plan kitchen and dining room, designed with both practicality and entertaining in mind. Offering ample workspace, sleek cabinetry, and space for family dining, it's perfect for everyday living and special gatherings. The living room is equally impressive, providing a cosy retreat with double doors that open out onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom benefits from its own en-suite, while the remaining rooms are served by a stylish family bathroom, ensuring comfort and convenience for all.

Externally, this property truly shines. To the front, the home enjoys a spectacular outlook across open views, creating a welcoming first impression. At the rear, a private driveway provides convenient off-street parking. The garden is thoughtfully designed with a patio seating area—perfect for outdoor dining—a laid lawn, mature shrubs, and a pathway leading down to a charming summerhouse. The summerhouse is a fantastic addition, currently used as a salon. Fully powered and well-presented, it offers incredible versatility—whether as a home office, gym, creative studio, or simply a relaxing retreat, this adaptable space adds real value to the property.

Call today to arrange a viewing!!!





Entrance Hall

With stairs rising to the first floor and surrounding doors providing access into;

Kitchen/ Dining Room 10'5" x 14'9"

The modern kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated fridge freezer, washing machine, dishwasher, oven and a gas hob with hood over. This room allows an open plan design with ample space for your dining furniture. With windows to the front and rear elevation.

Living Room 11'6" x 14'9"

With carpeted flooring, space for an electric fire, windows to the front and side elevation and double doors opening onto the rear garden.

WC

With a low flush WC and a hand wash basin. With a window to the front elevation.

Landing

Surrounding doors provide access into;

Bedroom One 13'6" x 9'3"

With carpeted flooring and a window to the front elevation. This room benefits from its own en-suite facility.

En-suite 8'4" x 4'10"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the front elevation.

Bedroom Two 12'9" x 8'2"

With carpeted flooring and a window to the front elevation.



Bedroom Three 8'4" x 5'4"

With carpeted flooring and a window to the rear elevation.

Bathroom 7'5" x 5'2"

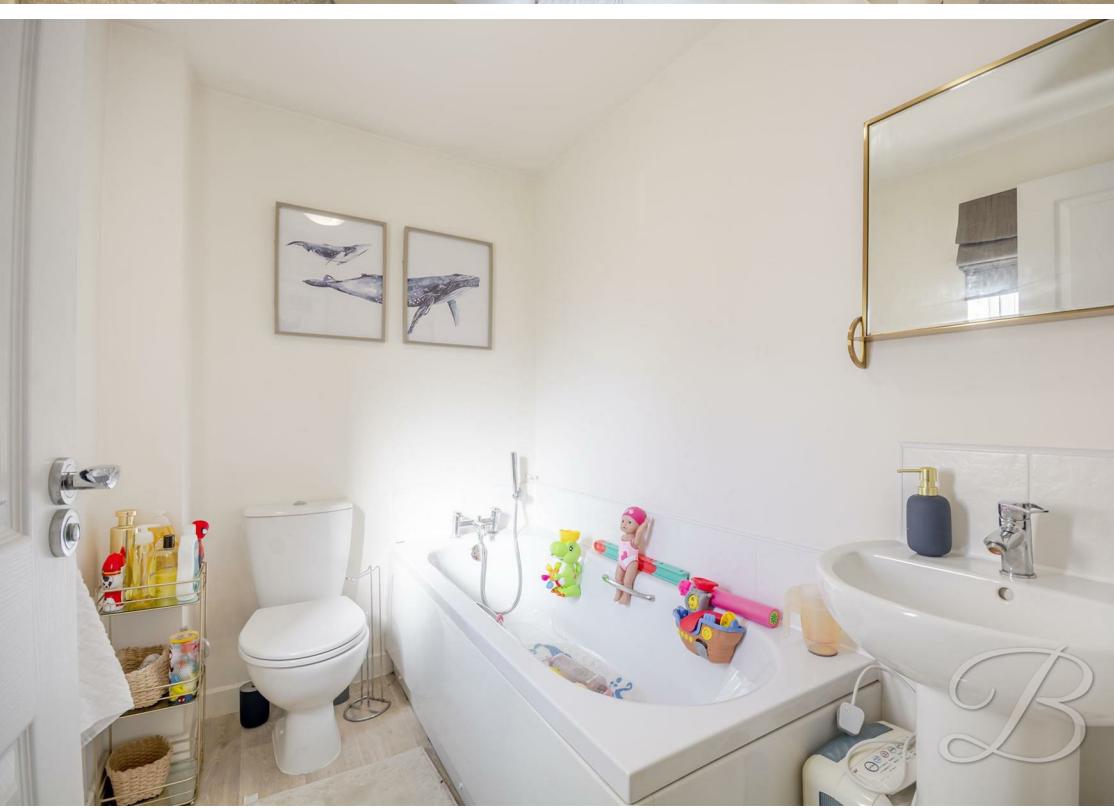
Complete with a three piece suite including a bath, low flush WC and a hand wash basin. With a window to the rear elevation.

Outside

To the rear, you'll find a driveway and convenient parking, while the front of the property boasts a stunning outlook with far-reaching views, creating a welcoming first impression. The rear garden features a patio seating area ideal for dining outdoors, a laid lawn, and a pathway leading down to a charming summerhouse. Mature shrubs and secure fencing surround the space. The property benefits from an outdoor tap.

Summer House 9'3" x 7'7"

The summerhouse is a fantastic addition to the property and is currently used as a salon. Well-presented and fitted with power and lighting, it provides a fully functional space ready to suit a variety of needs. Whether you wish to continue its use as a salon, create a private home office, gym, studio, or simply a relaxing retreat, this versatile building adds real value and flexibility to the home.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-81) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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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