



Guide Price £135,000 Freehold

160 HOUFTON ROAD | BOLSOVER | CHESTERFIELD | S44 6RP

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £135,000-£140,000 ***

MOVE IN READY...Nestled in the charming area of Houfton Road, Bolsover, Chesterfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. With its inviting façade and friendly neighbourhood, this property is an ideal choice for families or those seeking a peaceful retreat.

As you step inside, you are welcomed directly into a beautifully presented kitchen — the true heart of the home. Featuring herringbone-style flooring, matching cupboards with worktops above, and brand new, high-end integrated appliances including an oven and induction hob, this space is both stylish and functional. It also provides room for additional appliances, an inset sink, and a window overlooking the rear elevation. Next door, the inviting living room offers a warm and comfortable space to relax or entertain guests. The room benefits from plenty of natural light, creating a bright and airy atmosphere that's perfect for family gatherings or quiet evenings in.

Venturing upstairs, you will find three generously sized bedrooms, each providing a tranquil space for rest and relaxation. Thoughtfully designed, they offer ample storage and comfort for all family members. The modern bathroom on this floor is fitted with contemporary fixtures, ensuring a refreshing start to your day or a soothing end to your evening.

Outside, the property boasts a charming garden that invites you to enjoy the outdoors. Whether it's children playing, hosting summer barbecues, or simply unwinding with a good book, this space is perfect for all occasions. The semi-detached nature of the house allows for a sense of privacy while still being part of a welcoming community.

In summary, this semi-detached house on Houfton Road is a wonderful opportunity for those looking to settle in a desirable area of Chesterfield, offering stylish and comfortable living both inside and out.





Kitchen

Entrance to the property leads straight into the kitchen, which features herringbone-style flooring, matching cupboards with worktops above, brand new, high-end integrated appliances, including an oven and induction hob, with space for additional ones. The kitchen also includes an inset sink and a window to the rear elevation and has ample space for a dining area to fit your desired dining furniture.

Living Room 11'6" x 19'8"

Carpeted living room with central heating radiator and windows to the front and rear elevation.

Landing

Landing leading up to first floor rooms.

Bedroom One 11'6" x 11'1"

Spacious carpeted bedroom with built in wardrobes, central heating radiator, and window to the front elevation.

Bedroom Two 13'8" x 8'5"

Spacious carpeted bedroom with central heating radiator, and window to the rear elevation.

Bedroom Three 6'4" x 11'1"

Spacious carpeted bedroom with central heating radiator, and window to the front elevation.

Shower Room

Three piece suite with shower, low flush WC and hand wash basin.

Outside



Driveway to the front with space for one car. To the rear elevation is a large laid to lawn area with a patio.





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		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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