



Offers Over £600,000 Freehold

70A SELWYN STREET | BOLSOVER | CHESTERFIELD | S44 6LR

BuckleyBrown
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NO ORDINARY ADDRESS...Nestled on the charming Selwyn Street in Bolsover, Chesterfield, this delightful detached bungalow offers a perfect blend of comfort and space. With a spacious living room, this property is ideal for both relaxation and entertaining. The tranquil setting of Bolsover provides a peaceful retreat while still being conveniently located near local amenities. The property would benefit from some modernising, offering a wonderful opportunity to add your own personal touch and value.

As you step inside, you are greeted by a welcoming hallway that leads you through the heart of the home. The well-appointed kitchen is a chef's delight, offering ample space for culinary creations. Adjacent to the kitchen, the spacious living room invites you to unwind, bathed in natural light, making it a perfect spot for family gatherings. A convenient WC is also located nearby, adding to the practicality of this lovely home.

The bungalow boasts three generously sized bedrooms, each providing a serene space for rest and relaxation. The bathrooms is well equipped with a bath and shower. This thoughtfully designed layout ensures comfort and privacy for everyone in the household.

Outside, the property truly shines with its expansive lawn area consisting of five acres. perfect for outdoor activities and even accommodating horses, thanks to the multiple stables available. The extensive garages and workshop provide ample storage and workspace for hobbies or projects. A large driveway at the front of the property offers plenty of parking for multiple vehicles, making this home not only a sanctuary but also a practical choice for families or those who enjoy entertaining. This bungalow is a rare find, combining spacious living with the beauty of the countryside.





Hall

Spacious hallway leading into the utility, living room and kitchen.

Kitchen 9'3" x 18'3"

Carpeted kitchen with space for appliances, inset sink and window to the front elevation. Ample space for your desired dining furniture.

Living Room 21'11" x 11'9"

Spacious living room with carpeted flooring with central heating radiator, feature fireplace and window to the rear and side elevation.

Utility 8'10" x 13'1"

Utility area with built in cupboard and ample storage space.

Hall

Hallway leading to bedrooms.

Bedroom One 13'3" x 10'10"

Carpeted flooring with built in wardrobes, and central heating radiator and window to the window elevation.

Bedroom Two 7'10" x 12'7"

Carpeted flooring with built in wardrobes, and central heating radiator and window to the side elevation.

Bedroom Three 9'0" x 12'11"

Carpeted flooring with built in wardrobes, and central heating radiator and window to the side elevation.

Bathroom 4'3" x 9'0"

Five piece suite with bath, shower, low flush WC, hand wash basin, bidet and window to the front elevation.

Stable x6

Spacious stables suitable for horses.



Garage x3

Garages with ample storage space/space for vehicles.

Workshop 16'4" x 34'5"

Workshop with space for tools/storage space.

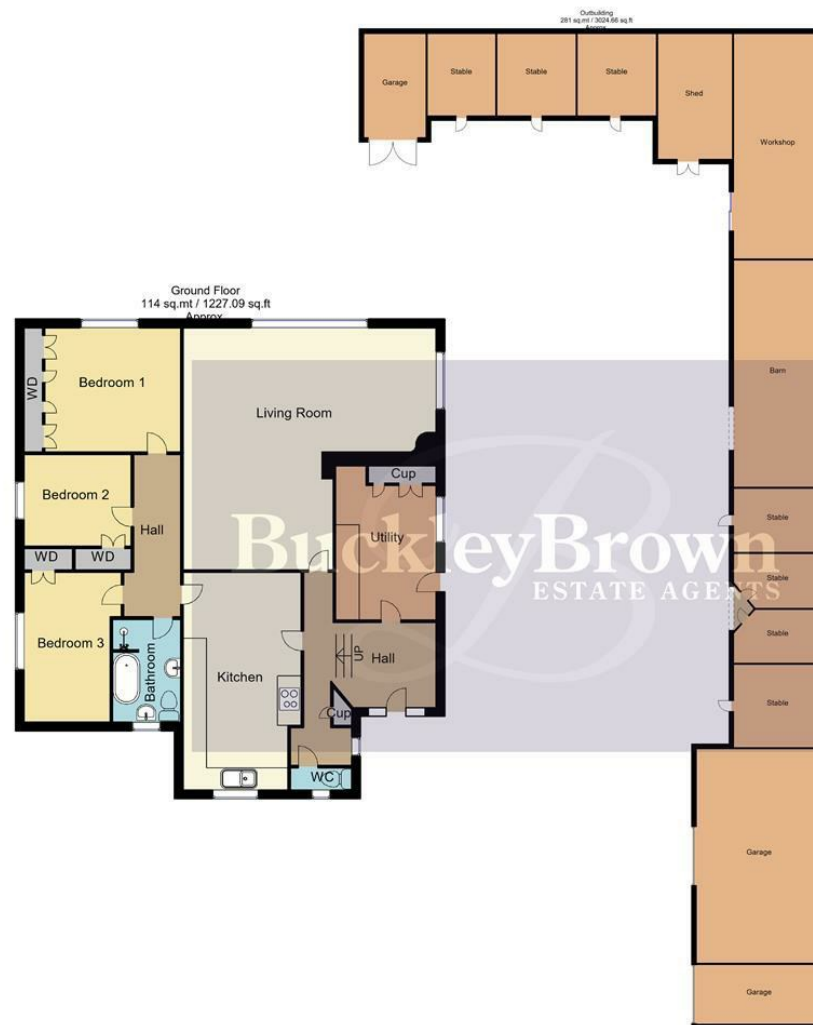
Barn 16'4" x 34'5"

Ample space.

Outside

Spacious driveway with room for multiple cars, ample fields and lawn space for horses.





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		
(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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