



£120,000 Freehold

82 RIVERDALE PARK | STAVELEY | S43 3UH

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* OVER 50'S ONLY \*\*\*

Beautiful Park Home in the Popular Riverdale Park Location!!!...

Situated within the sought-after and peaceful Riverdale Park community in Staveley, this charming single-storey park home offers comfortable, low-maintenance living in a welcoming residential setting. Thoughtfully designed with bright interiors and practical spaces, it's an ideal choice for those seeking ease, comfort and tranquility.

Upon entry, you are greeted by a spacious lounge featuring dual-aspect windows, including a bay window to the front and an additional side window—allowing natural light to flood the room and providing pleasant views. A central heating radiator ensures a warm and cosy feel year-round.

A hallway leads to the modern shower room, complete with a walk-in shower, low-flush toilet, hand-wash basin and a side-facing window. A convenient built-in storage cupboard is also accessible from the hall.

Across the hall sits the well-equipped kitchen, featuring laminate flooring, modern cupboards with work surfaces above, integrated appliances, an electric hob with extractor fan, a central heating radiator and a window overlooking the side of the property, ensuring a bright and practical cooking space. From the kitchen, you can access the porch, which benefits from a side-facing window and provides convenient access to the outside.

Further along, a versatile study offers the perfect space for home working or hobbies, complete with a central heating radiator and a side window providing natural light.

At the end of the hallway are two well-proportioned bedrooms, each fitted with central heating radiators. One bedroom enjoys a rear aspect window, while the second benefits from a side-facing window—making both rooms bright and inviting.

The fully landscaped exterior includes two stone-cobbled driveways, parking for two cars, a versatile concreted area for a patio or shed/garage, plus a separate patio and a small lawn with mature trees.





### Lounge 19'7" x 11'5"

Completed with dual aspect windows, one being a bay window overlooking the front of the property and the other overlooking the side of the property and central heating radiator.

### Shower Room 7'8" x 6'5"

Including a walk-in shower, low-flush toilet, hand-wash basin and a window overlooking the side of the property. Also, a storage cupboard that's accessible from the hall.

### Kitchen 10'1" x 9'7"

Featuring laminate flooring, modern cupboards with work surfaces above, integrated appliances, electric hob, extractor fan, central heating radiator and a window overlooking the side of the property.

### Porch

Accessible from the kitchen, a window overlooking the side of the property and access to the outside.

### Study 6'5" x 4'8"

Includes central heating radiator and a window overlooking the side of the property.

### Bedroom One 9'8" x 7'3"

Completed with central heating radiator and a window overlooking the rear of the property.

### Bedroom Two 9'9" x 9'8"

Completed with central heating radiator and a window overlooking the side of the property.

### Outside

The fully landscaped exterior includes two stone-cobbled driveways, parking for two cars, a versatile concreted area for a patio or shed/garage, plus a separate patio and a small lawn with mature trees.





### Floor Plan

Floor area 62.4 sq.m. (672 sq.ft.)

Total floor area: 62.4 sq.m. (672 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

82 RIVERDALE PARK  
STAVELEY  
CHESTERFIELD  
S43 3UH

## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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