



Offers Over £180,000 Freehold

2 NESBIT STREET | HILLSTOWN, BOLSOVER | CHESTERFIELD | S44 6LW

BuckleyBrown
ESTATE AGENTS

COMFORT, STYLE, AND CONVENIENCE IN HILLSTOWN!!!!...Situating in the sought-after Nesbit Street, Hillstown, this charming property offers versatile living space, ideal for modern family life.

The welcoming hallway provides access to all ground floor rooms and leads to the lounge, a carpeted reception room with a central heating radiator and a front-facing window, creating a bright and comfortable space for relaxation.

The kitchen/dining room is thoughtfully designed with a range of matching wall and base cabinets, an inset sink with drainer, integrated appliances, and decorative splashback tiles. There is ample space for a dining table, with natural light flooding in from the rear window and patio doors, providing a seamless connection to the garden. A convenient WC on the ground floor is fitted with a low-flush WC, hand wash basin, and a side-facing window.

Upstairs, the landing leads to three well-proportioned bedrooms. Bedroom one features carpeted flooring, built-in wardrobes, a central heating radiator, and front-facing windows. Bedrooms two and three are carpeted, each with a rear-facing window and central heating radiator, while the bathroom offers a four-piece suite including a hand wash basin, low-flush WC, bath, and separate shower cubicle.

Externally, the property boasts a private rear garden with lawn and patio, perfect for outdoor dining and entertaining. To the front, there is off-road parking for two vehicles, providing practical convenience for families.

This delightful home combines comfort, functionality, and a family-friendly layout, making it a perfect choice for anyone seeking a well-maintained property in Hillstown.





Hall

With access into;

Lounge 16'1" x 14'0"

Carpeted reception room with a central heating radiator, window to the front and stairs ascending to the first floor.

Kitchen/Dining Room 16'10" x 12'0"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splash back tiles. Ample space for your desired dining furnishings along with a window and patio doors to the rear elevation.

WC

Fitted with a low flush WC, hand wash basin and a window to the side.

Landing

Window to the side and leading access into;

Bedroom One 16'10" x 9'11"

Carpeted flooring, central heating radiator, built in wardrobes and windows to the front elevation.

Bedroom Two 9'7" x 9'4"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 9'4" x 6'10"

Carpeted flooring, central heating radiator and a window to the rear.

Bathroom 9'4" x 8'5"

Four piece suite comprising of a hand was basin, low flush WC, bath and a separate shower cubicle.

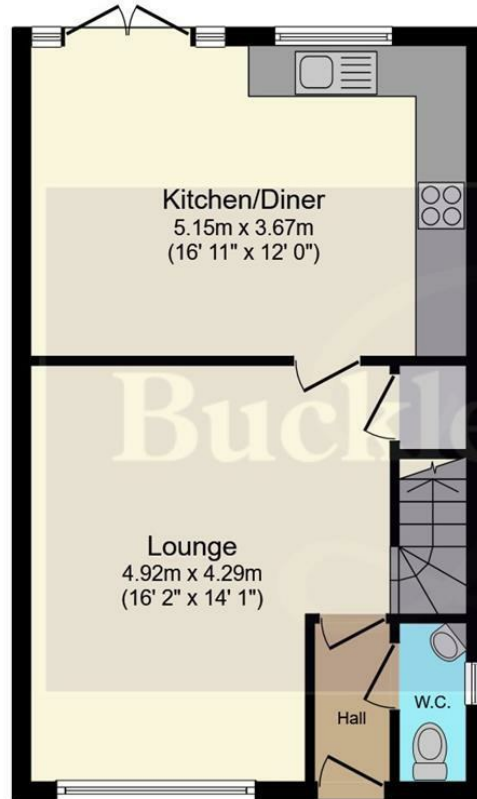
Outside

To the rear, there is a lawn and patio area,

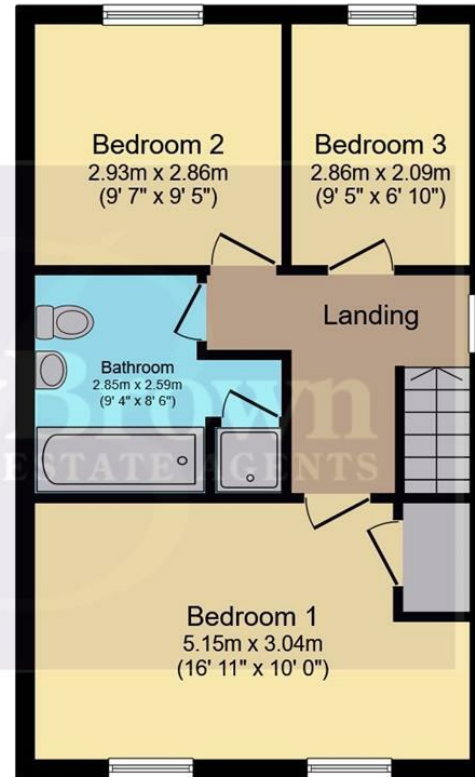


ideal for outdoor dining and entertaining, while the front offers off-road parking for two vehicles.





Ground Floor
Floor area 44.7 sq.m. (482 sq.ft.)



First Floor
Floor area 44.7 sq.m. (482 sq.ft.)

Total floor area: 89.5 sq.m. (963 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

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		90
(81-91) B		
(69-80) C	79	
(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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