



Offers In The Region Of £220,000 Freehold

57 BAINBRIDGE ROAD | BOLSOVER | CHESTERFIELD | S44 6UD

**BuckleyBrown**  
ESTATE AGENTS



SOPHISTICATED SINGLE-STOREY HOME IN DESIRABLE BOLSOVER!!...Sited on Bainbridge Road in the popular Bolsover area of Chesterfield, this charming detached bungalow offers comfortable single-storey living in a convenient location. The property is close to local shops, schools, parks, and excellent transport links, making it ideal for families or those looking for easy access to surrounding towns and the Peak District.

The home opens into a welcoming hallway leading to a bright, modern kitchen with contemporary appliances and ample workspace, perfect for everyday cooking and entertaining. The lounge/dining room is a cosy, carpeted space featuring French doors that open onto the rear garden, seamlessly connecting indoor and outdoor living.

Two well-proportioned bedrooms provide peaceful retreats, while the bathroom comprises a practical three-piece suite with laminate flooring and a front-facing window.

Outside, the property benefits from generous off-road parking and a neatly maintained front lawn. The rear garden combines a lawned area with decorative loose gravel, creating a low-maintenance outdoor space ideal for relaxing or entertaining.

This bungalow represents an excellent opportunity for buyers seeking a comfortable, single-storey home in a desirable location, ready to move into with potential to personalise and make your own.





#### Hall

Access to:

#### Kitchen 12'0" x 9'5"

Laminate herringbone style floor, storage cupboards with work surfaces, integrated hand-wash basin and oven, electric hob, extractor fan above, additional storage cupboards and a window to the side of the property.

#### Lounge/Dining Room 16'0" x 10'9"

Carpeted flooring, central heating radiator and French doors to the garden.

#### Bedroom One 13'5" x 10'9"

Carpeted flooring, central heating radiator and a large window to the side of the property.

#### Bedroom Two 10'2" x 9'1"

Carpeted flooring, central heating radiator and a window to the side of the property.

#### Bathroom 6'2" x 5'5"

Three-piece suite with laminate flooring, low-flush toilet, hand wash basin cabinet, bath with overhead shower and a front-facing window.

#### Outside

The property benefits from generous off-road parking and a well-maintained front lawn, with a rear lawned garden designed with loose gravel.











### Floor Plan

Floor area 56.5 sq.m. (609 sq.ft.)


Total floor area: 56.5 sq.m. (609 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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		





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