



Offers Around £270,000 Freehold

29 BOLSOVER HILL | BOLSOVER | CHESTERFIELD | S44 6BG

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FLEXIBLE FAMILY LIVING IN A PEACEFUL SETTING. Situated on Bolsover Hill in the historic town of Bolsover, this attractive detached home offers a comfortable and well-balanced living environment, with the added benefit of beautiful views towards the iconic Bolsover Castle. Set within the wider Chesterfield area, the property enjoys a pleasant outlook and a welcoming community, making it well suited to families and professionals alike. The generous three-bedroom layout provides plenty of space for modern living and personalisation.

The ground floor opens into a welcoming entrance hallway, leading through to a well-equipped kitchen, ideal for everyday cooking. An open-plan lounge and dining area creates a bright and sociable space, perfect for both relaxing and entertaining. The conservatory adds further versatility, offering a light-filled area to enjoy throughout the year. Practical features on this level include two useful storage areas and a downstairs WC.

To the first floor are three well-proportioned bedrooms, each offering a calm and comfortable space. The flexible layout allows for a variety of uses, whether as family bedrooms, a home office, or guest accommodation, all designed with comfort and privacy in mind.

Externally, the property benefits from a well-kept garden, ideal for outdoor enjoyment, gardening, or family activities. The location combines a peaceful setting with convenient access to local amenities and transport links, making this detached home an excellent opportunity for those seeking space, comfort, and accessibility.





Hall

Hallway on entrance.

Kitchen 13'1" x 8'2"

The kitchen features matching cabinets with plenty of worktop space, marble-tiled flooring, provision for integrated appliances, an inset sink beneath a rear-facing window, and a central heating radiator.

Dining Room 17'10" x 9'4"

Spacious open-plan dining and lounge area with marble-tiled flooring, central heating radiator, plenty of room for your dining furniture, and a front-facing window and door.

Lounge 12'11" x 12'6"

Spacious open-plan lounge with access to

the conservatory, marble-tiled flooring, central heating radiator, and plenty of room for seating and relaxation.

Conservatory 9'3" x 9'3" x 9'0"

Conservatory with surrounding windows, providing space for an additional sitting area, and doors leading to the rear garden.

Landing

Landing leading to the first floor rooms.

Bedroom One 12'6" x 10'7"

Master bedroom with carpeted flooring, central heating radiator, built-in wardrobes and cupboards, and a front-facing window.

Bedroom Two 10'7" x 10'2"

Spacious bedroom with carpeted flooring,



central heating radiator, built-in wardrobes and cupboards, and a rear-facing window.

Bedroom Three 9'2" x 7'10"

Third bedroom with carpeted flooring, central heating radiator, built-in wardrobes and cupboards, and a front-facing window.

Bathroom

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

Garage

Garage with access from the front and rear.

Outside

Driveway to the front providing off-street parking, along with a garage, and a rear garden featuring a lawn and patio area.





Total floor area: 125.9 sq.m. (1,355 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		81
(81-80)	B		
(69-68)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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