



Leyland Close, Bolsover, Chesterfield, Derbyshire S44 6GB

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£250,000

PINWOOD



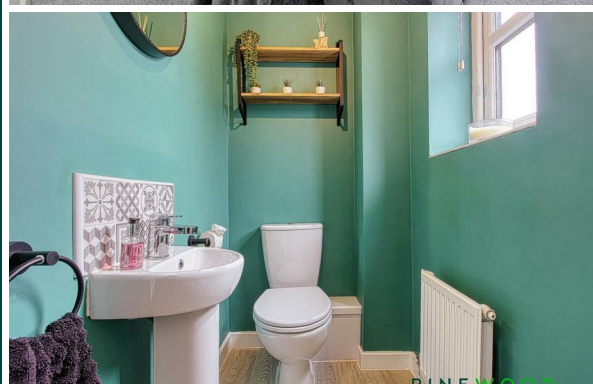
Leyland Close Bolsover Chesterfield Derbyshire S44 6GB



£250,000

**3 bedrooms
2 bathrooms
1 reception**

- CUL DE SAC LOCATION - QUIET SURROUNDINGS - VIEWS OVER FARMLAND TO THE FRONT
 - GARDEN TO THE FRONT AND FULLY ENCLOSED LANDSCAPED GARDEN TO REAR
 - DRIVEWAY PARKING FOR TWO CARS
 - BUILT IN 2019 - APPROX 5 YEARS BUILDERS WARRANTY REMAINING
- FAMILY BATHROOM - ENSUITE SHOWER ROOM AND GROUND FLOOR W.C./CLOAKROOM
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND C - RING DOOR BELL WITH SENSORS
- GOOD COMMUTER LINKS AT J29A M1 & CLOSE TO LOCAL AMENITIES IN BOLSOVER
 - HIGH SPEC KITCHEN DINER WITH INTEGRATED APPLIANCES
 - SPACIOUS LOUNGE WITH BAY WINDOW
- VERY WELL PRESENTED FAMILY HOME - GENEROUS CORNER PLOT - VIEWINGS ARE ESSENTIAL



VIEWS OVER FARMLAND..... Welcome to Leyland Close, Bolsover, Chesterfield, Derbyshire - a charming property that could be your next dream family home! This delightful detached house set on a corner plot was built in 2019, offers a perfect blend of modern living and comfort.

As you step inside you are greeted by a welcoming hallway, then into a spacious dual aspect living room, ideal for entertaining guests or simply relaxing with your loved ones. With a ground floor w.c and a super stylish kitchen with integrated appliances, space for a dining table and uPVC French doors leading out to the rear garden, perfect for entertaining!

On the first floor there are three cosy bedrooms - two with views, so there's plenty of space for the whole family to unwind and make lasting memories.

No need to worry about the morning rush with two well-appointed modern bathrooms, ensuring convenience and privacy for all. The property boasts 854 sq ft of living space, providing ample room for your lifestyle needs.

The parking space for two vehicles adds a practical touch, making coming home a breeze.

Located on this popular residential estate on the edge of the town of Bolsover, this property offers not just a house, but a home where you can create a lifetime of happiness. Don't miss out on this fantastic opportunity to make Leyland Close your own!

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the welcoming hallway through the composite door, with wood effect vinyl linoleum flooring, painted decor, radiator, access to all ground floor rooms and stairs rising to the first floor landing, The landing has carpet, radiator, painted decor and uPVC window.

KITCHEN DINER

14'8" x 10'5" (4.49 x 3.19)

The super stylish well appointed kitchen diner makes great use of the space, with a space for a dining table, a good range of soft close drawers, wall and base units with a complementary laminated worktop and tiled splash backs, incorporating a sink with chrome mixer tap, integrated four ring gas hob, extractor and oven, space/plumbing for a dishwasher and a washing machine. With wood effect linoleum flooring, painted and wallpaper decor, two uPVC windows and uPVC French doors leading out to the rear garden, perfect for entertaining!

LIVING ROOM

14'8" x 13'8" (4.49 x 4.19)

The spacious dual aspect living room has a useful under stairs store, carpet, painted decor, radiator and two uPVC windows - views to the front.

GROUND FLOOR W.C/CLOAKROOM

4'11" x 3'4" (1.51 x 1.03)

The ground floor w.c has a white two piece suite comprising; low flush w.c and a pedestal hand basin with chrome mixer tap and tiled splash back. tastefully decorated, wood effect linoleum flooring, radiator and UPVC frosted window.

FAMILY BATHROOM

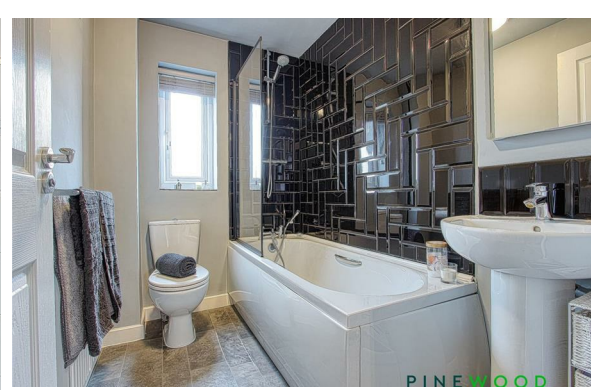
7'9" x 5'2" (2.38 x 1.60)

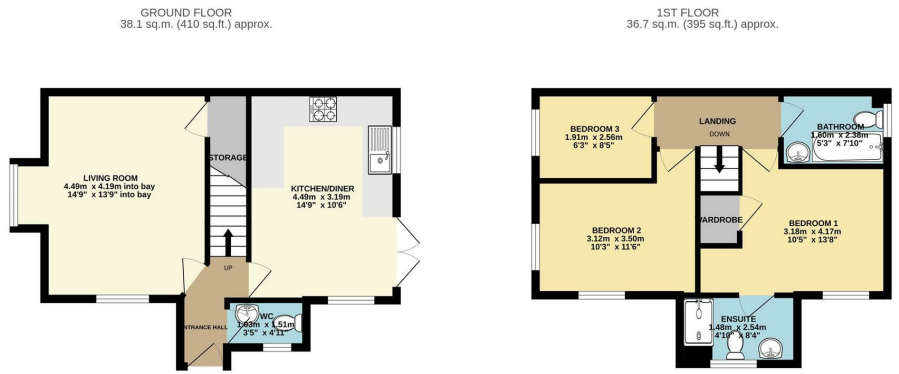
The stylish part tiled family bathroom has a white suite, bath with glass screen and shower over, low flush w.c and a pedestal hand basin with chrome mixer tap. uPVC frosted window, radiator and extractor.

BEDROOM ONE

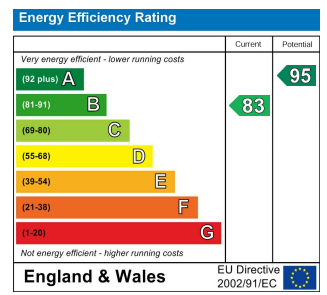
13'8" x 10'5" (4.17 x 3.18)

This double bedroom has carpet, painted decor, radiator uPVC window, space for wardrobes and additional built in wardrobe, access into the ensuite shower room.





TOTAL FLOOR AREA: 74.9 sq.m. (806 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENSUITE SHOWER ROOM
 8'3" x 4'10" (2.54 x 1.48)

The contemporary ensuite shower room includes walk in shower enclosure, low flush wc and a pedestal hand basin with chrome mixer tap and tiled splash back. With tiled effect linoleum flooring, painted decor, extractor and uPVC frosted window.

BEDROOM TWO
 11'5" x 10'2" (3.50 x 3.12)

This double bedroom is dual aspect with two uPVC windows letting in lots of light and wonderful views, with carpet, painted decor and radiator, loft access and plenty of space for wardrobes.

BEDROOM THREE
 8'4" x 6'3" (2.56 x 1.91)

This is a single bedroom with a uPVC window overlooking the farmland, painted decor with a feature wallpaper to one wall, carpet and radiator.

OUTSIDE

There are gardens to the front along with far reaching farmland views, driveway parking for two cars and to the rear is a south facing and fully enclosed landscaped family friendly garden with Indian sandstone garden, level lawn, bark play area and 10ft x 8ft shed included.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

GENERAL INFORMATION

- Gas Central Heating - Combi boiler
- Freehold
- EPC Rating - B
- uPVC Double Glazing
- Council Tax Band - C
- Total Floor Area - 854.00 sq ft / 79.3 sq m
- Ring Door Bell with Sensors to door, first and second floor
- Loft - Lighting, loft ladder and boarded 4m X 5m squared on struts above insulation to comply with the NHBC requirements for the house warranty.
- Shed - 10ft x 8 ft Included in the sale

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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