



15 Cromwell Road, Bolsover, Chesterfield, S44 6SP
£269,950



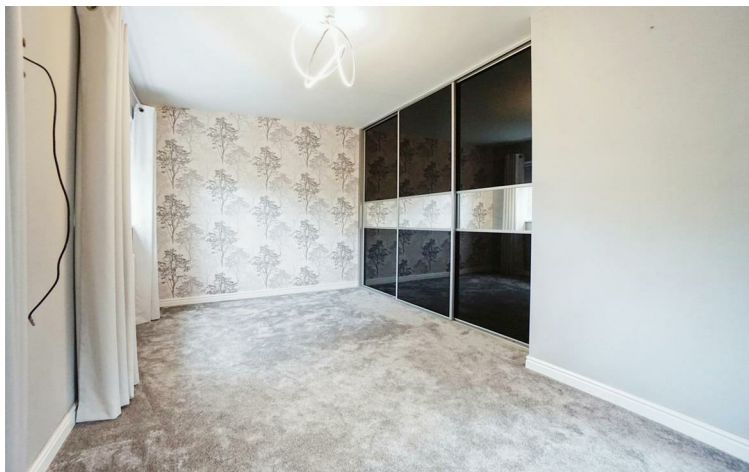
* DETACHED FAMILY HOME * THREE BEDROOMS * LOUNGE WITH FRENCH DOORS TO OUTSIDE * FITTED KITCHEN WITH APPLIANCES * UPVC DOUBLE GLAZED CONSERVATORY * GROUND FLOOR CLOAKROOM/W.C. * REFITTED FAMILY BATHROOM WITH FOUR PIECE SUITE * EXCEPTIONALLY GOOD SIZED PLOT WITH GARDENS TO THREE SIDES * AMPLE OFF STREET PARKING AND INTEGRAL GARAGE * UPVC DOUBLE GLAZING * GAS CENTRAL HEATING * NO UPWARD CHAIN

Boasting a truly delightful plot, this detached family home offers a versatile living space with well proportioned rooms throughout. To the ground floor there is a welcoming reception hall which has a cloakroom/w.c. off and leads to the fitted breakfast kitchen which has a range of integrated appliances. There is also a sizeable UPVC double glazed conservatory which enjoys views of the mature garden and a good sized lounge which also gives access to outside, three bedrooms and a contemporary family bathroom/w.c.

Externally, gardens are positioned to front, side and rear elevations and are a haven for wildlife and nature. The vendors have created areas to enjoy outdoor entertaining but there is further scope for landscaping.

It is also worth noting that the property benefits from UPVC double glazed windows and doors and is offered for sale with NO UPWARD CHAIN.

Call now to view 01246 232156



Ground Floor Accommodation

Reception Hall

A welcoming reception hall which has entrance door to front elevation, laminate flooring, built-in storage cupboard, radiator, stairs to first floor accommodation and doors leading to:

Ground Floor Cloakroom/WC

Having been fitted with a suite comprising low flush w.c. and wash hand basin. Also having UPVC double glazed window to front elevation, laminate flooring and radiator.

Kitchen

12'6" x 9'10" (3.83m x 3.00m)

Having been fitted with a range of base and wall cupboard units with granite work surface over and inset 1 1/2 bowl sink with mixer tap. Also having a range of integrated appliances to include double oven and grill, ceramic hob with extractor canopy over, microwave oven, dishwasher and fridge. There is also ceramic tiled flooring, inset ceiling spotlights, vertical radiator, UPVC double glazed window to front elevation, double glazed door leading to outside.

Further door leading to:

UPVC Double Glazed Conservatory

12'9" x 12'6" (3.89m x 3.81m)

Being of brick and UPVC double construction and having windows overlooking all aspects of the garden, ceramic tiled flooring and double glazed double French doors leading to outside.

Lower Ground Floor

Accessed from the main Reception Hall.

Lounge

17'2" x 11'2" (5.24m x 3.41m)

An exceptionally good sized reception room which is located on the lower ground floor and therefore gives ease of access out to the garden through double glazed double French doors.

There is also a wall mounted pebble-effect gas fire, UPVC double glazed window to rear, picture rail, laminate flooring, understairs recess and radiator.

Upper Ground Floor Accommodation

Accessed from the Reception Hall.

Landing

With stairs to first floor accommodation, UPVC double glazed window to side elevation and door to:

Bedroom One

17'2" x 11'2" (5.24m x 3.42m)

An exceptionally good sized bedroom which is positioned above the lounge and having delightful views over the garden and beyond through two UPVC double glazed windows to the rear. There is also a range of fitted wardrobes with sliding doors along wall providing ample hanging and storage facilities and radiator.

First Floor Accommodation

Landing

Giving access to:

Bedroom Two

10'7" x 7'10" (3.25m x 2.39m)

With UPVC double glazed box window to front elevation and radiator.

Bedroom Three

7'10" x 6'3" (2.39m x 1.91m)

With UPVC double glazed window to front elevation and radiator.

Family Bathroom/WC

10'4" x 7'10" (3.16m x 2.39m)

Having been fitted with a contemporary four piece suite comprising panelled bath with mixer tap over, large walk-in shower enclosure with rainfall shower along with further hand held shower and glass screen, wash basin with mixer tap inset to a vanity unit with storage below, low flush w.c. with concealed cistern, ceramic wall and floor tiling, inset ceiling spotlights, UPVC double glazed window to side elevation and heated towel rail.

Outside

Gardens to the property are of particularly good proportion and occupy a lovely private aspect due to the dwelling occupying a corner plot.

To the front of the property there is a driveway which provides ample off street parking and leads to the integral garage which has up and over door, light and power. There are also raised beds containing mature planting.

A pathway leads to a gated entrance to the rear garden where established gardens are positioned to the rear and side elevations. There are patio and decked areas which create perfect spaces for outdoor entertaining, borders containing a variety of plants, trees and shrubs, water feature and a large timber garden shed.

Viewing

Strictly by contacting the agents; Rachael or Marc on 01246 232156 / residential@wtparker.com

EPC Rating

D/66

Council Tax

Band C - Bolsover District Council

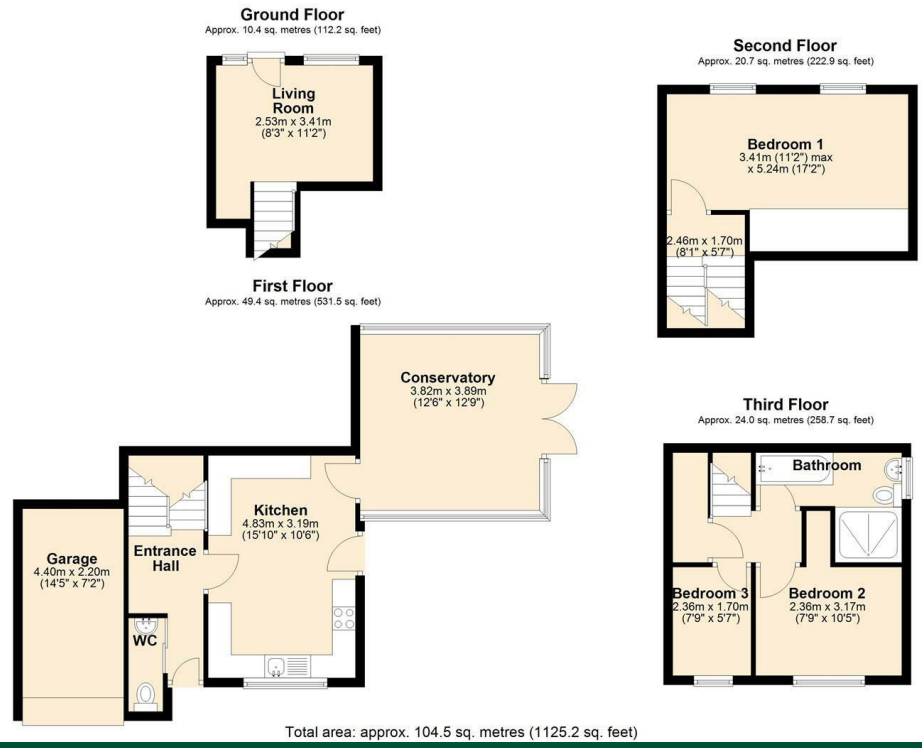
IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
- 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.
- 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.
- 7.Alterations to the details may be necessary during the marketing without notice.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



4 Glumangate, Chesterfield, S40 1QA
 Telephone: 01246 232156
 E-Mail: residential@wtparker.com
 Website: www.wtparker.com