



**65 The Hill, Glapwell, Chesterfield, S44 5LU**  
**DETACHED BUNGALOW WITH PLANNING FOR FIVE DETACHED**  
**PROPERTIES TO REAR - GUIDE PRICE £725,000**





\* Three bedroom detached bungalow with PLANNING PERMISSION for FIVE DETACHED DWELLINGS to the rear 22/00468/OUT \* Bungalow needing modernisation and improvement \* Development to the rear with two separate access points \* Total area approx 1 acre with a further approx. 5.5 acres to the rear for agricultural purposes (no planning)

A truly unique opportunity to acquire a spacious detached bungalow occupying a delightful position, set back from the road in a popular residential area providing ease of access to major road links. The property itself requires a degree of modernisation and improvement throughout but has the basis of a highly desirable property offering all the benefits of single storey living. Briefly comprising reception hall, breakfast kitchen, 'L-shaped' lounge/dining room with garden room off, three generously proportioned bedrooms (two benefitting from Jack & Jill ensuite facilities), a further family bathroom along with utility room and boot room off. The property also has an attached garage and ample off street parking along with gas central heating.

A additional driveway provides access to land beyond the rear garden which also forms part of this sale. It is this land which benefits from PLANNING PERMISSION for a scheme of five, three bedroomed detached dormer bungalows. Further information is available to download from Bolsover District Council or the selling agents.

Call now to view 01246 232156



## PLANNING PERMISSION

Planning permission has been approved for the erection of five, three bedroomed detached dormer bungalows to the land positioned to the rear of the garden (see accompanying imagery).

Further information can be found on the Bolsover District Council website quoting reference 22/00468/OUT or by contacting the selling agents on 01246 232156.

## THE BUNGALOW

### Reception Hall

With partially glazed entrance door and side panel to front elevation, radiator, doors leading off to:

### Breakfast Kitchen

15'8" x 9'0" (4.78m x 2.76m )

Having been fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer stainless steel sink unit with mixer tap. Also having electric hob, double electric oven, window and door to front elevation, built-in pantry/store, ceramic tiled splashbacks, ceramic floor tiling and two radiators.

### L-Shaped Lounge/Dining Room

#### Lounge Area

21'10" x 10'7" (6.66m x 3.25m)

Positioned to the rear of the property and having stone-built Inglenook fireplace with open grate, double doors leading through to garden room and radiator. Leading to:

#### Dining Area

12'2" x 10'5" (3.73m x 3.20m)

With window to rear elevation, sliding patio doors leading through to the garden room, wall light points and radiator.

#### Garden Room

12'7" x 10'2" (3.85m x 3.11m )

A good sized room looking onto and providing access to the rear garden through window and double french doors opening up to the outside. Also having ceramic tiled floor, wall light point, two skylight windows and radiator.

#### Bathroom/WC

9'10" x 6'11" (3.00m x 2.13m)

Having been fitted with a suite comprising panelled bath, pedestal wash basin, low flush w.c., half height ceramic wall tiling, ceramic floor tiling, window to side elevation and radiator.

### Bedroom One

13'9" x 10'6" (4.20m x 3.21m)

With window enjoying a rear aspect and radiator.

Door leading through to:

### Jack & Jill Ensuite Shower Room/WC

9'4" x 5'11" (2.86m x 1.82m)

Having been fitted with a suite comprising corner shower enclosure with curtain and rail, low flush w.c., bidet, wash hand basin, electrical shaver point, mirror with wall light above, ceramic wall and floor tiling, window to side elevation and radiator. Door leading through to Bedroom 2 with further door leading through to:

### Utility Room

9'6" x 4'11" (2.92m x 1.52m)

With wall and base cupboard units with worksurfaces over and plumbing/space for washing machine and tumble dryer below. Also having ceramic floor tiling, access to roof space and partially glazed door to side elevation.

Door to:

### Boot Room

9'2" x 5'3" (2.81m x 1.61m)

A useful boot/storage room which houses the wall mounted gas central heating boiler and has window to rear elevation and ceramic floor tiling.

### Bedroom Two

13'8" x 7'1" (4.18m x 2.18m)

Accessed from the main reception hall and having window to front elevation, fitted wardrobes and shelving, door to Jack & Jill ensuite as previously described and radiator.

### Bedroom Three

10'7" x 8'3" (3.24m x 2.54m)

Another good sized bedroom with two windows to the rear elevation, fitted wardrobes and radiator.

### Outside

To the front of the property there is a driveway providing ample off street parking and vehicle turning and attached brick built garage with up and over door and side personnel door.

Access to the rear garden is gained via a pathway to the side of the property.

There is also a further 5.5 acres of agricultural land positioned to the rear of land proposed for planning.

## Viewing

STRICTLY by appointment through the agents.

## Council Tax

Band D

Bolsover District Council

## EPC Rating

49/E

## IMPORTANT NOTE

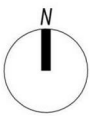
W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

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- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
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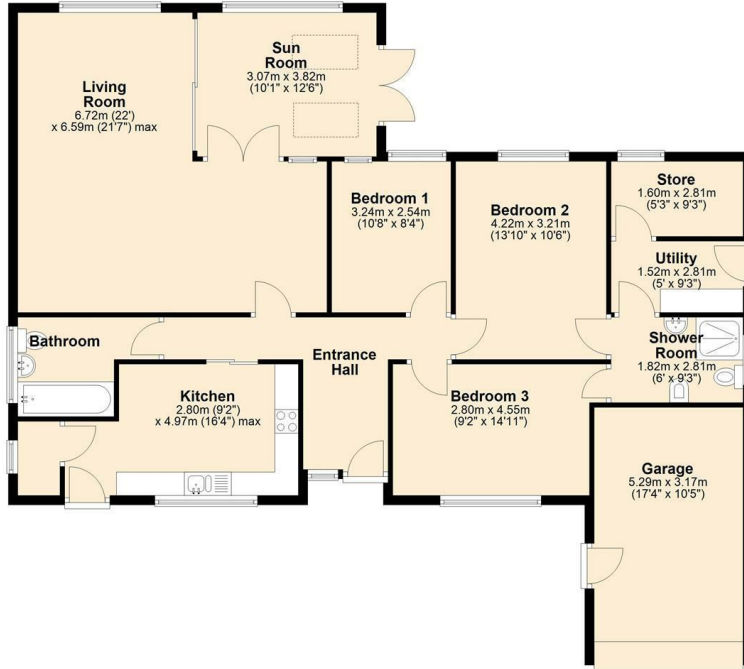
- Key:**
-  Existing Trees
  -  Proposed Planting
  -  Existing Cluster Trees & Hedges

 Ground Floor, Suite 4 Woburn House Vernon Gate Dorset DE1 1UL	PROJECT DESCRIPTION: Outline for 5 dwellings in the land of 65 The Hill	
	DRAWING TITLE: Block Plan as proposed	
CLIENT Isom	DRAWN BY: JB	CHECKED BY:
	DRAWING NUMBER: 003	REVISION: B
STATUS PLANNING	SCALE: 1:500 @ A3	DATE: Sept 2022
	DRAWING REF: 3631 - 003	

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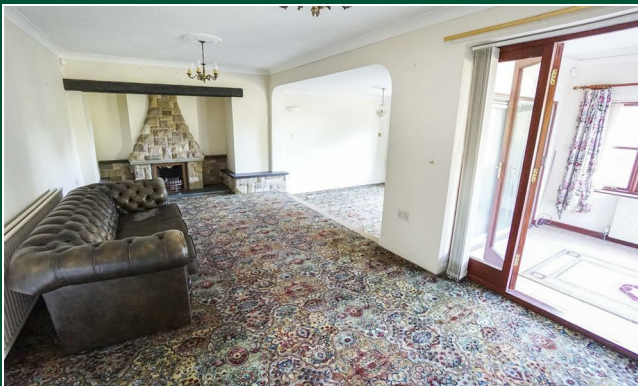
**Ground Floor**

Approx. 146.1 sq. metres (1573.1 sq. feet)



Total area: approx. 146.1 sq. metres (1573.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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