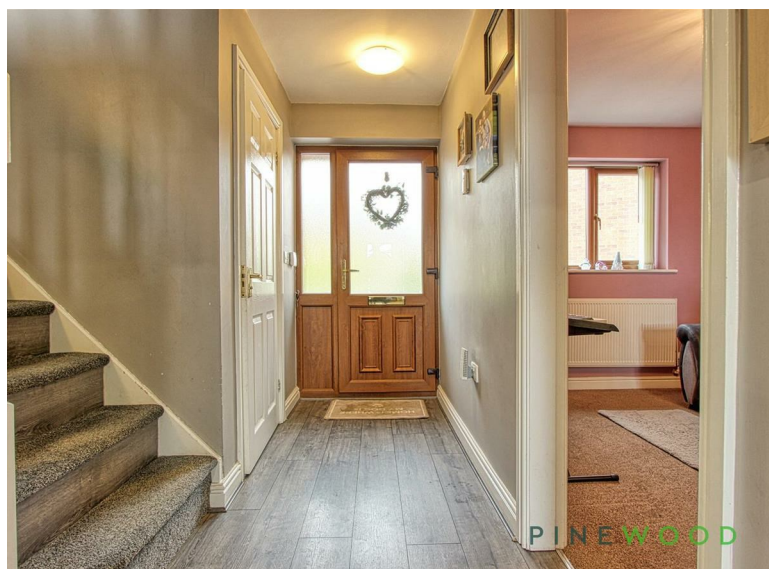


# PINEWOOD



**Polyfields Lane, Bolsover, Chesterfield, Derbyshire S44 6SR**

 3  2  2  EPC C

**£299,950**





**VERSATILE LIVING...** If you are looking for a property that you can move straight into, with options to suit a variety of needs this one could be for you.

Pinewood Properties are delighted to offer this versatile three bedroom Dorma Bungalow with detached garage and ample off street parking.

As you enter the property through the front facing uPVC double glazed front door, you are greeted by a pleasant hallway providing access to all of the ground floor accommodation and a staircase up to the first floor. Off the entrance hallway is a well presented fully tiled shower room with corner shower unit, WC and vanity unit.

The kitchen and lounge are both situated to the rear of the property and both provide access to a fully enclosed rear garden. To the front is the ground floor bedroom and also a dining room, which both offer flexible living space as they could be used as a further bedroom, study or children's playroom.

The first floor provides two double bedrooms and a further bathroom with three piece suite including a shower over the bath. The eaves of the property provide excellent storage which runs the full length of the property and can be accessed by both first floor bedrooms

To the rear is an enclosed garden, perfect for entertaining with a patio area, lawn and additional seating area located to the side of the property.

You do not want to miss out on this great property...PLEASE CALL PINEWOOD PROPERTIES ON 01246 810519 TO ARRANGE A VIEWING

- Three Bedroom Detached Dorma Bungalow
- Enclosed Rear Garden
- EPC-D
- Flexible living options
- Gas Central Heating
- Driveway and Detached garage
- Freehold
- Council Tax Band D
- Quiet cul de sac location
- uPVC double glazing

#### Entrance Hallway and staircase

3'10" x 11'8" (1.18 x 3.56)

The property is accessed through a front facing double glazed door which opens into the entrance hallway. The hallway gives access to the ground floor accommodation including a shower room, one bedroom, lounge, dining room and kitchen. There is a staircase arising to the landing with two further bedroom and a shower room.

#### Lounge

16'0" x 11'10" (4.89 x 3.61)

The lounge is situated at the rear of the property with access to the rear garden provided by uPVC double glazed patio doors. There is a further uPVC double glazed window, central heating radiator and an electric fire with surround.

#### Kitchen

14'6" x 11'9" (4.42 x 3.60)

The kitchen is also situated to the rear over the property with a uPVC double glazed door giving access to the rear garden. The fitted kitchen offers a range of wall and base units with a contrasting worksurface along with a one and a half stainless steel sink and drainer with mixer tap. There is an integrated electric oven with gas hob and extractor. Space is offered for a free standing fridge freezer, washing machine and dishwasher and there is also worktop space currently used as a breakfast bar. The boiler is also located in the kitchen. The kitchen has vinyl flooring, a central heating radiator and a rear facing uPVC double glazed window.

#### Dining Room

8'4" x 12'6" (2.56 x 3.82)

The dining room offers the versatility of also being used as a

playroom or additional ground floor bedroom. There is a front facing uPVC double glazed window and a central heating radiator

#### Bedroom Three (Ground floor)

11'2" x 12'5" (3.42 x 3.80)

This ground floor bedroom is located at the front of the property. It offers a front facing uPVC double glazed window and central heating radiator

#### Shower Room

5'11" x 5'11" (1.81 x 1.82)

This delightful shower room offers a walk in shower cubicle with shower low flush w.c and a vanity wash basin with storage unit. The room is tiled from floor to ceiling with a heated towel rail and front facing uPVC double glazed window with obscured glass.

#### Bedroom One (1st floor)

11'7" x 14'11" (3.54 x 4.57)

The master bedroom is situated on the first floor and provides light from a side facing uPVC double glazed window along with front and rear VEULX windows. There is a central heating radiator and carpet.

#### Bedroom Two (1st Floor)

8'11" x 14'9" (2.72 x 4.50)

The second double bedroom is also situated on the first floor. Again it provides light from a side facing uPVC double glazed window along with front and rear VEULX windows. There is a central heating radiator and carpet.

#### Bathroom

9'8" x 5'10" (2.95 x 1.79)

This first floor bathroom offers a three piece suite with low flush







w.c and pedestal wash basin. There is a panelled bath with shower over the bath and a heated towel rail. It features part tiled walls and vinyl flooring along with a rear facing VELUX window.

### Garage

8'5" x 16'3" (2.59 x 4.97)

The garage is situated at the end of the driveway and is complete with power and lighting and opened via a manual up and over door.

### Garden

This delightful enclosed garden to the rear of the property can be accessed via the kitchen or the lounge. These open onto a stone patio area perfect for sitting and entertaining. Steps down from the patio lead to a lawned garden with borders and shrubs. As the garden extends around to the side of there property there is a further gravelled area and paving with access to a side a gate and also access to the garage.

### General Information

Tenure: FREEHOLD

Energy Performance Rating: E

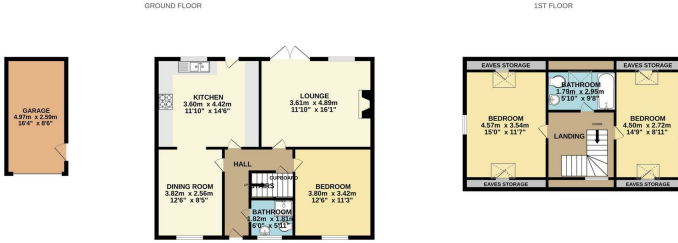
Council Tax Band D

Gas Central Heating

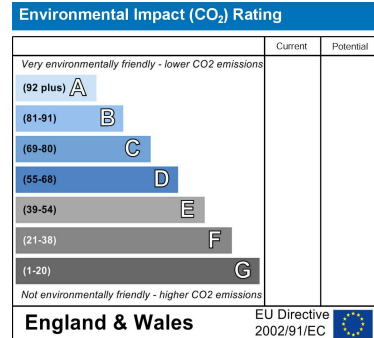
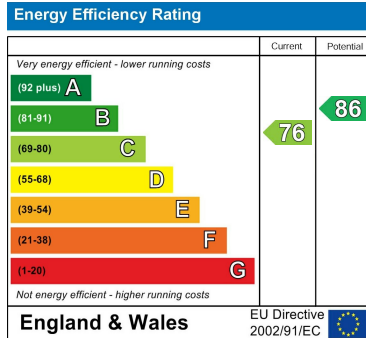
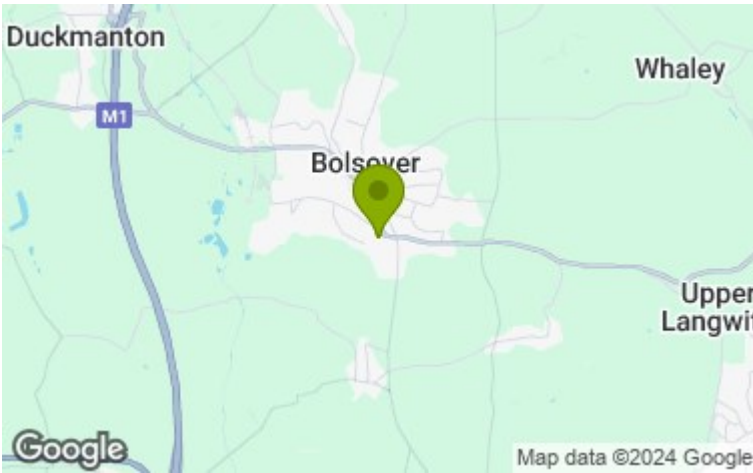
uPVC Double Glazing

### Disclaimer

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and not necessarily a value for any one, individual or site statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct names and positions of items have not been listed and no guarantee is given for their quantity or direction, nor for their.



#### DISCLAIMER

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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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