

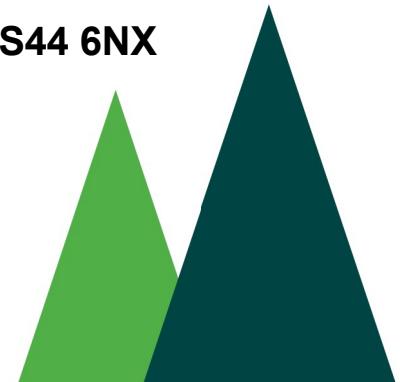
# PINEWOOD



**Shuttlewood Road, Bolsover, Chesterfield, Derbyshire S44 6NX**

3 2 2 EPC D

**Auction Guide £190,000**



**VERSATILE LIVING OPTIONS...**are the highlight of this detached bungalow on Shuttlewood Road in Bolsover. Built in 1952, this bungalow exudes options and offers scope for modernisation, allowing you to tailor the space to your personal taste and style. Situated close to local amenities, you'll have everything you need within reach, making daily life a breeze.

The ground floor accommodation consists of a front facing good size lounge with feature fireplace and large conservatory dining room both offering far reaching views over beautiful countryside. There are two double bedrooms, one is currently used as an office, along with a bathroom offering a free standing bath and separate shower. To the rear is a kitchen with a range of wall and base units along with space for a free standing range cooker, fridge freezer, dishwasher and washing machine.

The first floor provides a large attic bedroom with recess storage space and an ensuite shower room.

The separate annexe offers an open plan living, bedroom and kitchen area along with an separate shower room. It is perfect for independent teenagers, older relatives, or even as an Airbnb option and adds a touch of versatility to this already charming property.

Outside there is ample off street driveway parking to the front and side of the property and to the rear is a low maintenance tiered garden.

**DO NOT MISS THE OPPORTUNITY TO OWN THIS UNIQUE PROPERTY. TO ARRANGE A VIEWING, PLEASE CALL PINEWOOD PROPERTIES ON 01246 810519**

- **FOR SALE BY MODERN AUCTION - SUBJECT TO RESERVE PRICE & RESERVATION FEE**
- **ANNEXE WITH BEDROOM, LIVING SPACE, KITCHEN & SHOWER ROOM**
- **ATTIC BEDROOM WITH ENSUITE SHOWER ROOM**
- **FAR REACHING VIEWS OVER COUNTRYSIDE**
- **FREEHOLD - COUNCIL TAX BAND C**
- **THREE BEDROOM DETACHED DORMA BUNGALOW**
- **DRIVEWAY PARKING FOR SEVERAL VEHICLES**
- **LARGE CONSERVATORY/DINING ROOM**
- **TIERED REAR GARDEN**
- **uPVC DOUBLE GLAZING & GAS CENTRAL HEATING**

## **KITCHEN**

16'0" x 8'6" (4.90 x 2.60)

Entering via a uPVC side door into the rear facing kitchen with wall and base units and contrasting worktop. There is a stainless steel double sink and space for a free standing range cooker, fridge freezer, dishwasher and plumbing for a washing machine. Painted decor, lino flooring and uPVC double glazed window.

## **HALLWAY**

12'8" x 7'3" (3.87 x 2.22)

Providing access to all ground floor rooms via internal doors. Painted decor, carpet and central heating radiator.

## **BATHROOM**

8'11" x 8'6" (2.73 x 2.61)

Ground floor family bathroom with free standing roll top bath, separate walk in shower, pedestal sink and low flush WC. There is painted decor and partial tiling, lino flooring, central heating radiator and side facing uPVC double glazed window with frosted glass.

## **LOUNGE**

14'11" x 11'10" (4.56 x 3.63)

A bright front facing lounge with feature fireplace and log burner. Painted decor, wood effect lino flooring, central heating radiator and a large uPVC bay window.

## **CONSERVATORY DINING ROOM**

15'6" x 14'9" (4.73 x 4.52)

A large conservatory currently used as a dining with views over the countryside provided by full size uPVC windows to two sides. Painted decor, lino flooring and central heating radiator.

## **BEDROOM**

12'4" x 10'7" (3.77 x 3.23)

Currently used as an office with an internal window which looks into the conservatory. Painted decor, lino flooring and central heating radiator.

## **BEDROOM**

11'3" x 10'7" (3.44 x 3.23)

A rear facing double bedroom with wood effect flooring, painted decor, central heating radiator and uPVC double glazed window.

## **LOBBY/STAIRCASE**

Currently used as a utility and store area with staircase up to the attic bedroom. There is painted decor, lino flooring and central heating radiator.

## **ATTIC BEDROOM WITH EN SUITE**

15'7" x 14'5" (4.77 x 4.41)

A large bedroom with recess storage. There is a side facing velux window, painted decor, carpet and central heating radiator. The attic also benefits from an ensuite with walk in shower, sink with vanity unit and low flush WC.

## **ANNEXE**

16'3" x 16'2" (4.97 x 4.95)

Situated to the rear of the property in the garden is a separate annexe with open plan living and kitchen space. The kitchen provides wall and base units with contrasting worktops, a stainless steel sink and integrated electric oven and hob along. The living space offers space for a double bed, wardrobe and sofa, along with an electric fire with surround. Painted decor, carpet and a uPVC window. The annexe also benefits from a ensuite shower room with lino flooring. It has a walk in shower, low flush WC and sink.

## **OUTSIDE**

To the front of the property is a large driveway providing ample off street parking. There is a lawned area and mature borders.

To the rear is a tiered low maintenance rear garden with a raised seating area and access to the annexe.

## **GENERAL INFORMATION**

Tenure: FREEHOLD

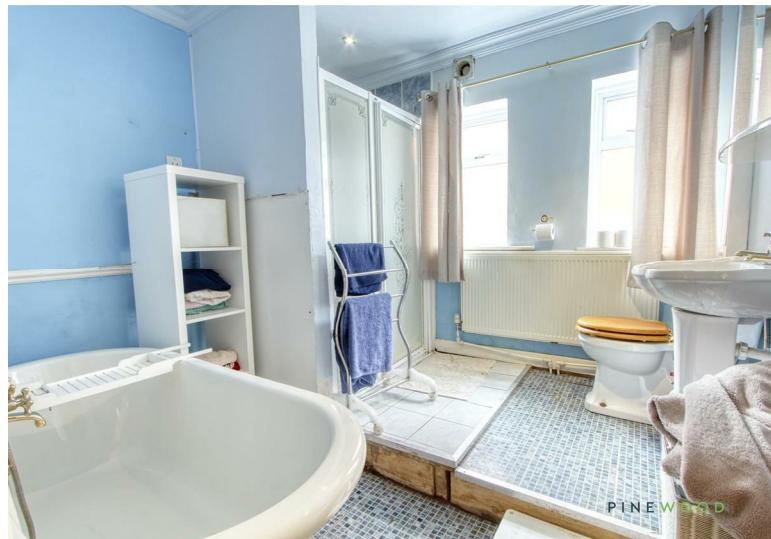
Council Tax Band- C

Gas Central Heating

uPVC Double Glazing

## **AUCTION INFORMATION**

This property is for sale by the Modern Method of Auction, meaning the buyer





TOTAL FLOOR AREA: 129.0 sq.m. (1407 sq.ft) approx.  
While every effort has been made to ensure the floorplans are accurate, measurements of doors, windows, rooms and any other items are approximate and no warranty is given as to their accuracy. The floorplans are for illustrative purposes only and do not represent the actual property. The floorplans are not drawn to scale and should not be used for dimensions. Prospective purchasers should not rely on them as representations of the property and must satisfy themselves by inspection or otherwise that they are an accurate description of the property.

and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## 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.



### DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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