



**w****ards**  
estate agents

## **2 Highfield Road**

Bolsover, Chesterfield, S44 6TY

**Guide price £220,000**



## 2 Highfield Road

Bolsover, Chesterfield, S44 6TY

Guide Price £220,000-£230,000

OFFERED WITH NO CHAIN AND IMMEDIATE POSSESSION!!

Fabulous TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH DETACHED DOUBLE GARAGE & CARPORT!! situated on this enviable corner plot with views towards open countryside. Located within easy access to local amenities in Bolsover Town Centre, Schools, Bus Routes and with easy access to Major Commuter Road Links to nearby towns Mansfield, Chesterfield & M1 Motorway via Junction 29a.

Well presented and maintained accommodation benefits from gas central heating and uPVC double glazing/soffits/fascia's/end ridges and internally offers front entrance hall, front reception room with views, rear integrated breakfast kitchen, fully tiled bathroom with 3 piece suite and two double bedrooms.

Outside to the front are beautifully maintained established corner gardens which include substantial wall/wrought iron railed boundaries, lovely lawn areas and stocked borders. Block paved driveway provides ample car standing spaces or caravan standing and leads to the DETACHED DOUBLE GARAGE WITH SIDE CARPORT. Rear enclosed low maintenance gardens with tiered side borders and fenced boundaries. Summer House.

### Additional Information

Gas and Electrical Certificates available  
Gas Central Heating -Ideal Combi Boiler newly fitted in December 2023 with 5 year warranty.  
uPVC double glazing/fascias/soffits and ridges  
Gross Internal Floor Area 85.0 Sq.m / 915.0 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area-The Bolsover school

### Entrance Hall

13'10 x 3'6 (4.22m x 1.07m)

Front uPVC door. Coats cupboard. Access via a retractable ladder to the insulated loft space.

### Reception Room

13'0 x 11'4 (3.96m x 3.45m)

Front aspect window with rooftop views towards open countryside. Wall mounted fireplace with gas-fire







### **Breakfast Kitchen**

10'2 x 11'4 (3.10m x 3.45m)

Comprising of a range of Medium Oak base and wall units with granite work surfaces over, inset stainless steel sink unit with tiled splash backs. Integrated Oven, Microwave and Hob with Extractor fan above. Ideal Combi Boiler newly fitted in December 2023 with 5 year warranty.. Consumer Unit. Space and plumbing for washing machine. Rear uPVC door to the garden with Canopy Porch.

### **Fully Tiled Bathroom**

7'8 x 6'8 (2.34m x 2.03m)

Comprising of a 3 piece suite which includes bath with power shower above and screen, pedestal wash hand basin and low level WC. Chrome heated towel rail. Sunken spots.

### **Front Double Bedroom**

11'11 x 11'11 (3.63m x 3.63m)

A good sized main bedroom with front aspect window.

### **Rear Double Bedroom**

11'2 x 8'8 (3.40m x 2.64m)

A second double bedroom with rear aspect window.

### **Detached Double Garage**

18'7 x 15'4 (5.66m x 4.67m)

Separate consumer unit. Remote control door. Light and power. Rear personal door to rear garden.

### **Outside**

Outside to the front are beautifully maintained established corner gardens which include substantial wall/wrought iron railed boundaries, lovely lawn areas and stocked borders. Block paved driveway provides ample car standing spaces or caravan standing and leads to the DETACHED DOUBLE GARAGE WITH SIDE CARPORT. Rear enclosed low maintenance gardens with tiered side borders and fenced boundaries. Summer House



### **School catchment areas**

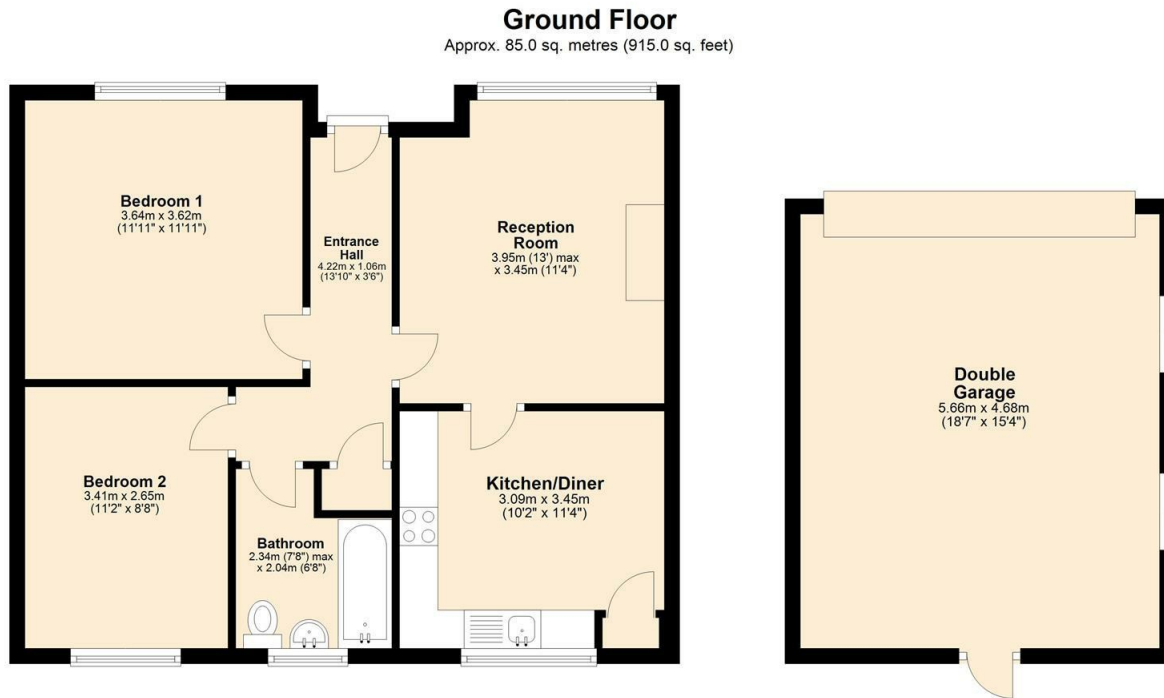
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.





## Floor Plan

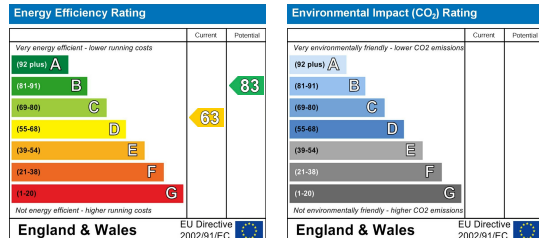


Total area: approx. 85.0 sq. metres (915.0 sq. feet)

## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

