



w**ards**
estate agents

2 Stables Court

Bolsover, Chesterfield, S44 6HX

£300,000

2 Stables Court

Bolsover, Chesterfield, S44 6HX

Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!

Deceptively spacious and very well maintained THREE BEDROOM DETACHED BUNGALOW which is situated in this sought after cul de sac and located on the East side of Chesterfield, close to all Bolsover local amenities and within easy access to the M1 J29a.

Recently decorated the accommodation benefits from gas central heating with a Baxi Combi boiler (new in 2022 & serviced Mar '24) and uPVC double glazing, loft insulation & security alarm system. Comprises of entrance porch/hallway, dining kitchen, reception room, conservatory, main double bedroom, second double bedroom and third versatile bedroom which could be used for office/home working space. Fully tiled shower room with 3 piece suite.

Attached Garage having remote controlled doors, lighting and power. Personal door leading to the gardens and rear of the bungalow. Ample car parking to the block paved driveway.

Front open plan lawns with attractive established flower borders. Cobble block driveway provides ample car standing spaces and leads to the attached garage. Cobble pathways lead along the front to the side rear access. Side mature garden plot.

South facing landscaped low maintenance rear gardens set with substantially fenced boundaries. Privately enclosed with stone patio. Outside store. Pathways lead from both sides to the front.

Additional Information

Gas Central Heating- Baxi Combi installed 2022/serviced March 2024

uPVC Double Glazed windows

uPVC fascias/soffits/guttering/end ridges

Security Alarm System

Gross Internal Floor Area- 95.3 Sq.m/ 1025.9 Sq.Ft.

Council Tax Band - C

Secondary School Catchment Area -The Bolsover School





Front Porch/Hallway

10'3" x 9'0" (3.12m x 2.74m)

uPVC entrance door. Internal door into the dining kitchen.

Dining Kitchen

14'1" x 12'4" (4.29m x 3.76m)

Comprising of a range of base and wall units in Cream with complimentary Granite work surfaces, inset stainless steel sink and tiled splash backs. Integrated oven, microwave and hob with chimney extractor above. Integrated dishwasher, space for washing machine and fridge/freezer. uPVC glazed door leads to the rear gardens.

Inner Hallway

10'3" x 9'0" (3.12m x 2.74m)

Having useful storage/coats cupboards.



Reception Room

16'5" x 10'11" (5.00m x 3.33m)

Spacious family reception room with feature brick fireplace with side plinths and display shelving, slate hearth and gas-fire. Wall lighting. uPVC doors lead into the Conservatory.

uPVC Conservatory

9'7" x 8'10" (2.92m x 2.69m)

having uPVC doors onto the rear gardens and includes fitted blinds.

Front Main Double Bedroom

13'5" x 10'11" (4.09m x 3.33m)

Generous double bedroom with front aspect bay window.

Front Double Bedroom Two

10'1" x 9'0" (3.07m x 2.74m)

A second good sized double bedroom with front aspect window.

Rear Single Bedroom Three

9'0" x 7'4" (2.74m x 2.24m)

A versatile rear bedroom which could also be used for office or home working.

Fully Tiled Shower Room

6'3" x 5'8" (1.91m x 1.73m)

Comprising of a double walk in shower area with mains Rain shower. Wash hand basin and low level WC which are set within vanity housing units. Heated towel rail. Tiled floor and wall mounted mirror vanity cupboard.

Attached Garage

17'4" x 8'10" (5.28m x 2.69m)

Having remote controlled doors, lighting and power. There is a water tap and the Baxi Combi Boiler is located here it was installed in 2022 and was serviced in March 2024, it is also under warranty. Personal door leading to the gardens and rear of the bungalow





Outside

Front open plan lawns with attractive established flower borders. Cobble block driveway provides ample car standing spaces and leads to the attached garage. Cobble pathways lead along the front to the side rear access. Side mature garden plot.

South facing landscaped low maintenance rear gardens set with substantially fenced boundaries. Privately enclosed with stone patio. Outside store. Pathways lead from both sides to the front.



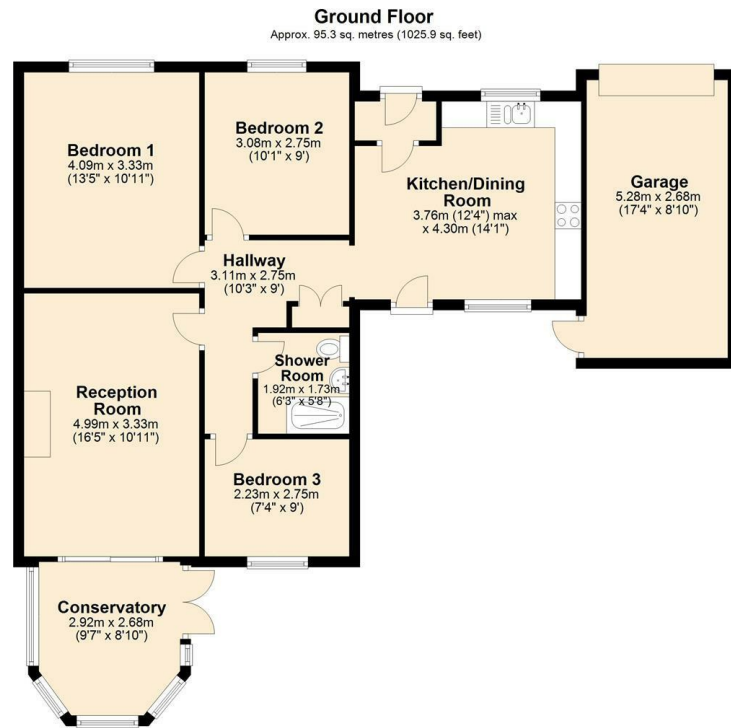
School catchment areas

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

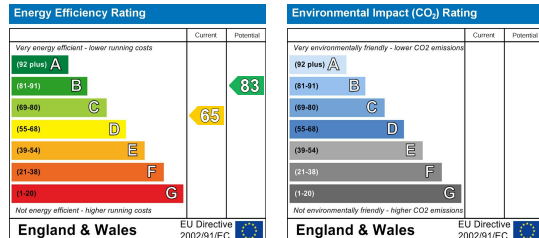


Total area: approx. 95.3 sq. metres (1025.9 sq. feet)

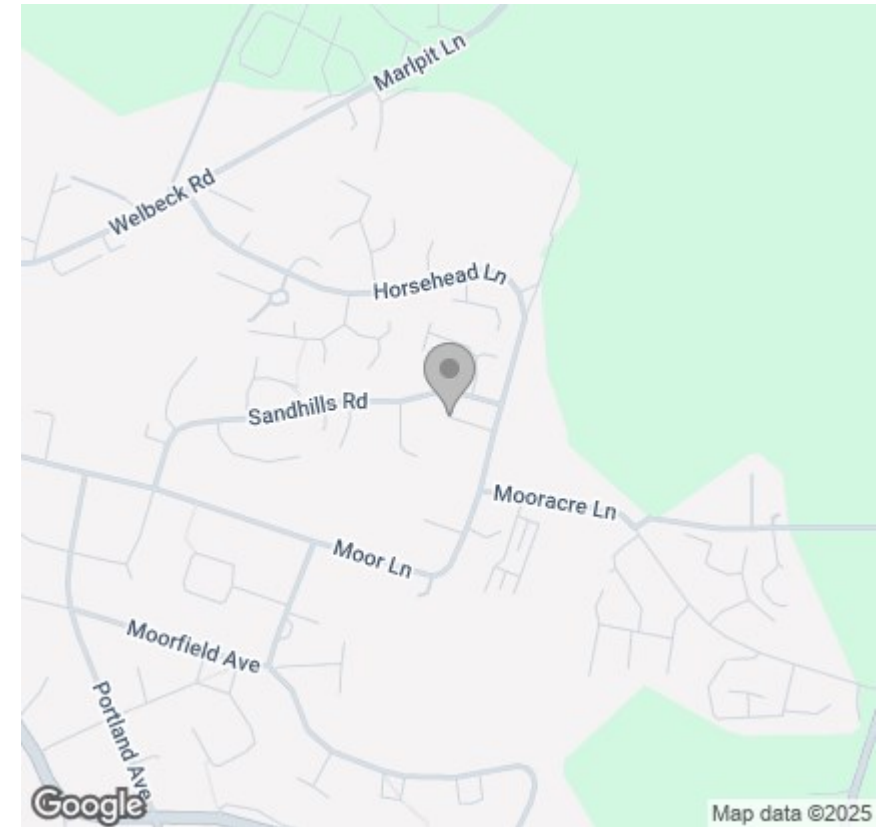
Viewing

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



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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

