

SOLED

subject to contract



169 Shuttlewood Road, Bolsover, Chesterfield, S44 6NX

- ELEVATED FAMILY HOME
- THREE BEDROOMS
- GARDENS FRONT, SIDE & REAR
- NEARLY 1900 SQUARE FEET OF LIVING ACCOMODATION
- BEAUTIFUL COUNTRYSIDE VIEWS
- IDEAL LOCATION FOR COMMUTERS
- 0.22 ACRE PLOT
- BOOK YOUR VIEWING NOW

Guide Price £350,000

HUNTERS[®]
HERE TO GET *you* THERE

GUIDE PRICE OF £350,000 TO £375,000

TAKE A LOOK AT THESE STUNNING VIEWS AT THIS EXTENDED / SPACIOUS, THREE DOUBLE BEDROOM FAMILY HOME IN AN ELEVATED POSITION!

Ideally situated easy access to M1 & close to all local amenities including shops, pharmacy, hairdressers, restaurants & more in Bolsover Village.

WITH NEARLY 1,900 SQUARE FEET OF LIVING ACCOMODATION ON AN APPROX 0.22 ACRE PLOT!

An opportunity not to be missed, this property comprises:- entrance hall, THREE reception rooms which could be used for multiple purposes to meet every families needs, SPACIOUS OPEN PLAN kitchen / diner / living area, utility room & downstairs WC.

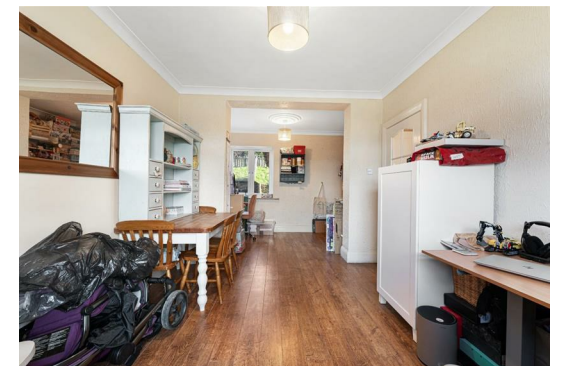
On the first floor are three well proportioned bedrooms (one with walk in dressing room / cupboard) & modern FOUR PIECE luxury family bathroom.

Outside the countryside views are breathtaking & must be viewed to be appreciated.

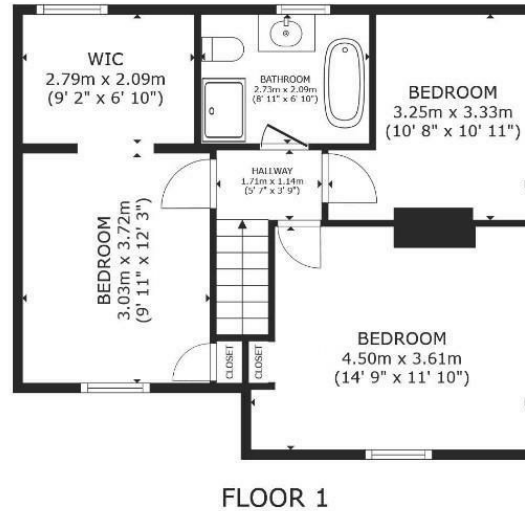
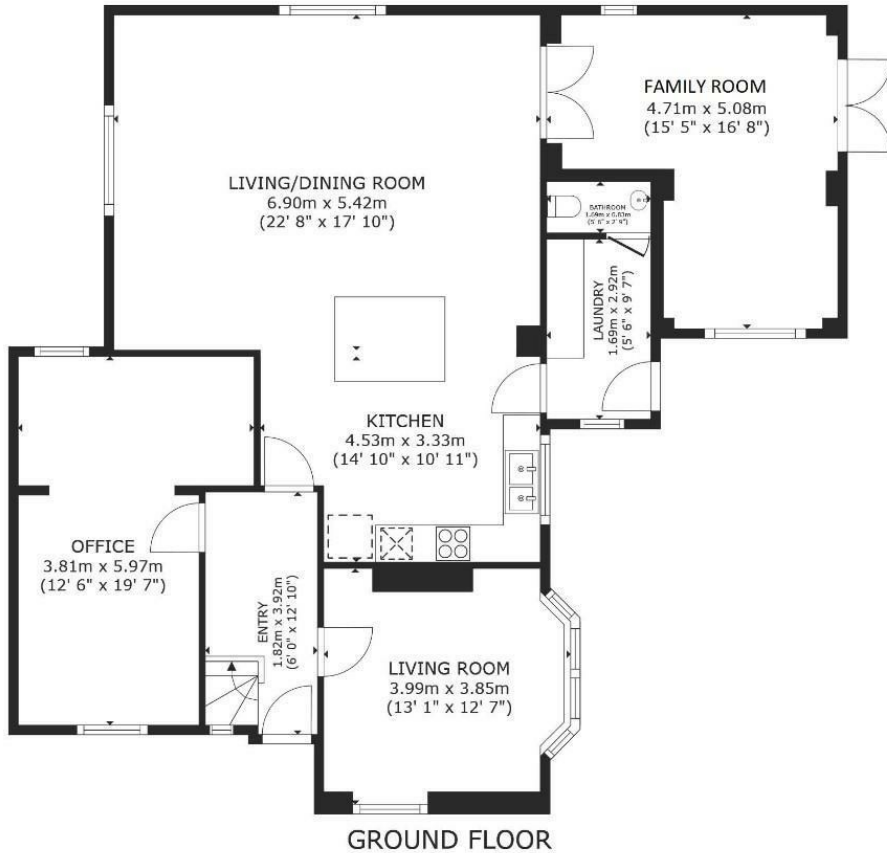
There is a front lawned garden, driveway parking for multiple vehicles, side patio garden & rear, elevated lawn area.

SIMPLY A MUST VIEW PROPERTY - VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS NOW!

GAS CENTRAL HEATING (COMBI BOILER). UPVC DOUBLE GLAZED. FREEHOLD. COUNCIL TAX BAND: D








GROSS INTERNAL AREA
 GROUND FLOOR 120.9 m² (1,301 sq.ft.) FLOOR 1 53.8 m² (579 sq.ft.)
 TOTAL : 174.6 m² (1,880 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents



Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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