

# SOLD

subject to contract



**20 Leyland Drive, Bolsover, Chesterfield, S44 6FZ**

- NO CHAIN
- DETACHED GARAGE
- FIELD VIEWS
- CUL-DE-SAC
- DRIVEWAY PARKING
- WESTERLY FACING REAR GARDEN

**Fixed Asking Price £380,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

THIS BRAND NEW HOME IS AVAILABLE NOW TO MOVE IN!

ALL EXTRAS INCLUDED - THIS PRIVATE DEVELOPER TAKES HUGE PRIDE IN THEIR QUALITY OF WORK & this property includes:- the latest QUARTZ MATT WORKTOPS in kitchen & utility, high end integral appliances, tiled flooring in family bathroom & ensuite, FLOORING THROUGHOUT THE HOUSE, turf, patio, paths ALL DONE BEFORE YOU MOVE IN.

Hunters are proud to be working for this private developer building this modern, FOUR BEDROOMED detached house on a private drive, tucked away in a quiet, large, corner plot.

With rural views to front & side elevations this home makes a perfect setting, ideally situated within minutes walk of Bolsover Secondary School, easy access to M1 & close to all local amenities including shops, pharmacy, hairdressers, restaurants & more in Bolsover Village plus the famous Bolsover Castle.

Having approx 1700 square feet of accommodation, this STONE BUILT home comprises:- entrance hall, lounge, office / study, MODERN OPEN PLAN KITCHEN / DINER / LIVING AREA to the rear, utility room & downstairs WC.

To the first floor & access via the open landing (WITH BEAUTIFUL VIEWS) are the four bedrooms (one with ensuite) & family bathroom.

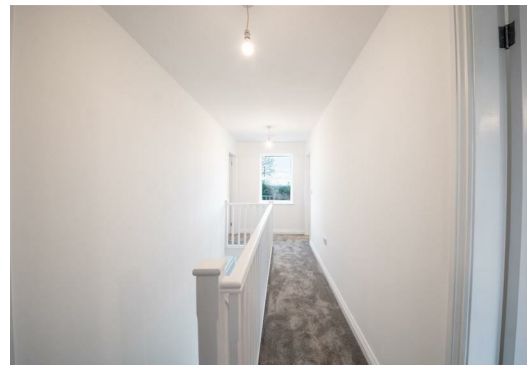
Gas central heating & uPVC double glazed.

Outside sees a private drive leading to the property, driveway parking, detached garage & WESTERLY FACING rear garden with patio & lawn.

FREEHOLD but there is a ground maintenance fee of around £120 per annum.

We understand the council tax band will be D under Bolsover District Council.

CALL HUNTERS NOW TO ENQUIRE - PHONES ANSWERED 24/7!

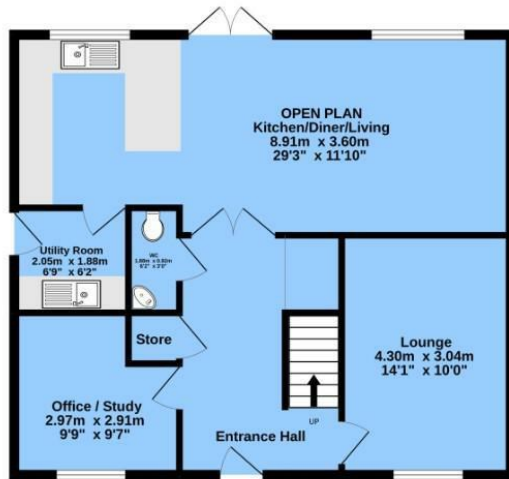




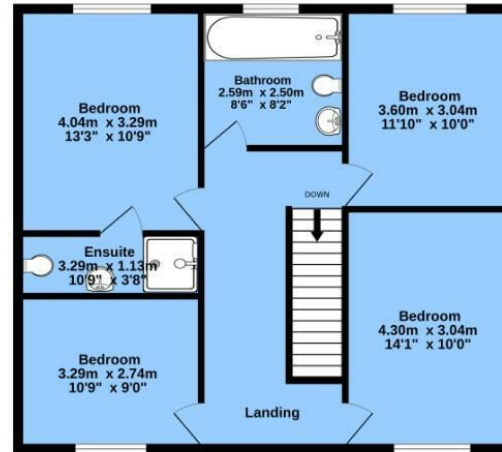




GROUND FLOOR  
87.7 sq.m. (944 sq.ft.) approx.




1ST FLOOR  
70.4 sq.m. (758 sq.ft.) approx.



TOTAL FLOOR AREA : 158.1 sq.m. (1702 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metroplex ©2022

## 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) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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