



**Shuttlewood Road, Bolsover CHESTERFIELD S44 6PB**



**welcome to**

## **Shuttlewood Road, Bolsover CHESTERFIELD**

A charming detached dormer bungalow in the sought after location of Bolsover. Featuring a welcoming entrance porch, two reception rooms, large kitchen/diner, bedroom and bathroom to the ground floor, with two further bedrooms above. The property offers ample parking, garage and mature garden.

### **Porch**

Double glazed French doors open into a spacious entrance porch/garden room. This area could be utilised as a reception space to enjoy the garden year round or simply provides ample space to wipe down muddy paws after a countryside walk. With radiator, dual aspect double glazed windows, laminate flooring and sliding double glazed door to:

### **Kitchen/Diner**

The open concept kitchen/diner is the perfect hub for daily family life or as a space for entertaining. The dining area benefits from fitted carpet, radiator and a feature fireplace, door to the lounge and has open sight lines to the kitchen beyond. The kitchen is fitted with a range of wall, base and drawer units with traditional shaker-style cabinet doors and complimentary worktops over. The kitchen features an eye-level electric oven with integral microwave above, halogen hob and extractor hood, together with under-counter fridge and freezer.. Space is provided for a washing machine. An inset sink and drainer unit sits beneath one of three double glazed windows bringing ample natural light into the space. With laminate flooring.

### **Living Room**

A comfortable sitting room decorated in neutral tones. With fitted carpet, two radiators and dual aspect double glazed windows.

### **Lounge**

A second comfortable reception space which could be utilised as a second sitting room, formal dining room or playroom as required. With fitted carpet, radiator and double glazed window to the front elevation.

### **Bedroom One**

A comfortable double bedroom benefitting from a suite of fitted wardrobes and matching dressing table. With fitted carpet, radiator and double glazed window to the front elevation.

### **Bathroom**

The property benefits from a modern family bathroom. The space is fitted with a soaker tub with mains powered shower above and fitted glass shower screen, together with a vanity hand-wash basin and low level WC. The bathroom is fully tiled and features underfloor heating and frosted double glazed window to the side.

### **First Floor Landing**

Carpeted stairs ascend to a generous landing area with fitted storage cupboard. This generous space could be utilised as a home office if required. With doors to:

### **Bedroom Two**

A second comfortable double bedroom also benefitting from a suite of fitted wardrobes and additional built-in storage cupboard. With fitted carpet, radiator and double glazed window to the rear.

### **Bedroom Three**

A third generous double bedroom with fitted carpet, radiator and double glazed window to the front elevation.

### **Garage**

Detached garage with manual up and over door, double glazed window to the side elevation and personnel door to the side.

### **Outside**

The property sits back from the road at the head of



a generous block paved driveway offering off-street parking for several vehicles. The front garden is laid predominantly to lawn with borders for planting, adding to the property's curb appeal. To the rear, the property offers a large patio area, perfect for summer entertaining and family BBQ's. Beyond the patio lies a large established lawn with borders for planting, flanked with mature shrubs and trees. This property is the perfect choice for green fingered enthusiasts.



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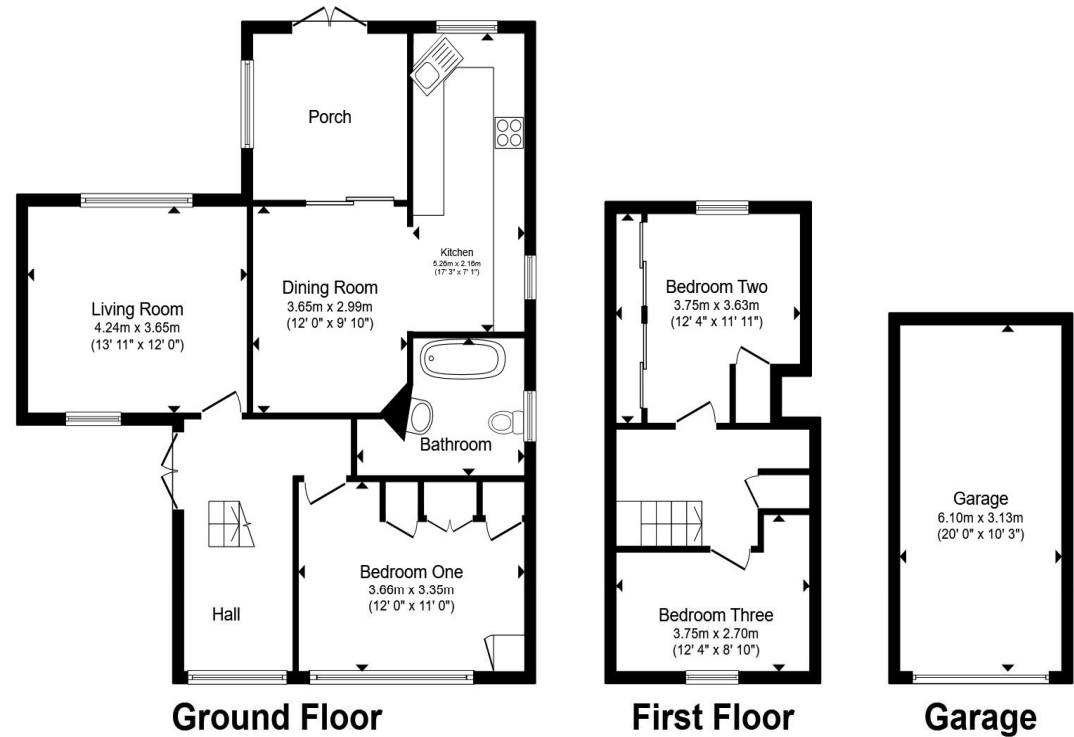
## Shuttlewood Road, Bolsover CHESTERFIELD

- Council Tax Band D
- Impressive Plot
- Ample Parking
- Detached Garage
- Two Reception Rooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£350,000**



Total floor area 128.8 m<sup>2</sup> (1,386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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