

Bolsover Road,Shuttlewood Chesterfield S44 6QX

william h brown

welcome to

Bolsover Road, Shuttlewood Chesterfield

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY. Well-presented three-bedroom detached home in the desirable village of Shuttlewood, featuring a spacious living room, dining room, fitted kitchen, garden room, detached garage, ample driveway parking and an enclosed rear garden.

Driveway & Garage
The property is set back from the road behind a lawned frontage with established planting. A generous driveway provides ample off-road parking and leads to the detached garage, offering additional storage and secure parking.

Hall
A welcoming entrance hall providing access to the living room and staircase rising to the first floor, with space for coats and footwear.

Living Room
A spacious and well-presented reception room featuring a large front-facing window allowing plenty of natural light. A comfortable space for everyday family living with an open aspect leading through to the dining room.

Dining Room
Positioned to the rear of the property, the dining room provides an excellent space for family dining and entertaining guests, with access to both the kitchen and garden room.

Kitchen
Fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. The kitchen offers space for appliances and enjoys a practical layout with views towards the rear garden.

Garden Room
A bright and versatile addition to the home featuring windows and doors overlooking the rear garden. Ideal as a second sitting area, home office, hobby room or children's playroom.

Stairs / Landing
The first-floor landing provides access to all bedrooms and the family bathroom, with a window allowing natural light to fill the space.

Bedroom One
A generous double bedroom positioned to the front of the property, benefiting from ample space for additional bedroom furnishings.

Bedroom Two
A well-proportioned double bedroom enjoying views over the rear aspect, offering comfortable accommodation for family members or guests.

Bedroom Three
A versatile third bedroom suitable as a child's bedroom, nursery, home office or dressing room.

Bathroom
Fitted with a contemporary three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC, finished with modern wall tiling.

Rear Garden
An enclosed rear garden featuring paved patio seating areas and established borders. The space is ideal for outdoor entertaining and family enjoyment.

Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully









completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Legal Fees Paid T&c's.
The property is being sold through our clients Part Exchange Move Scheme
Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

welcome to

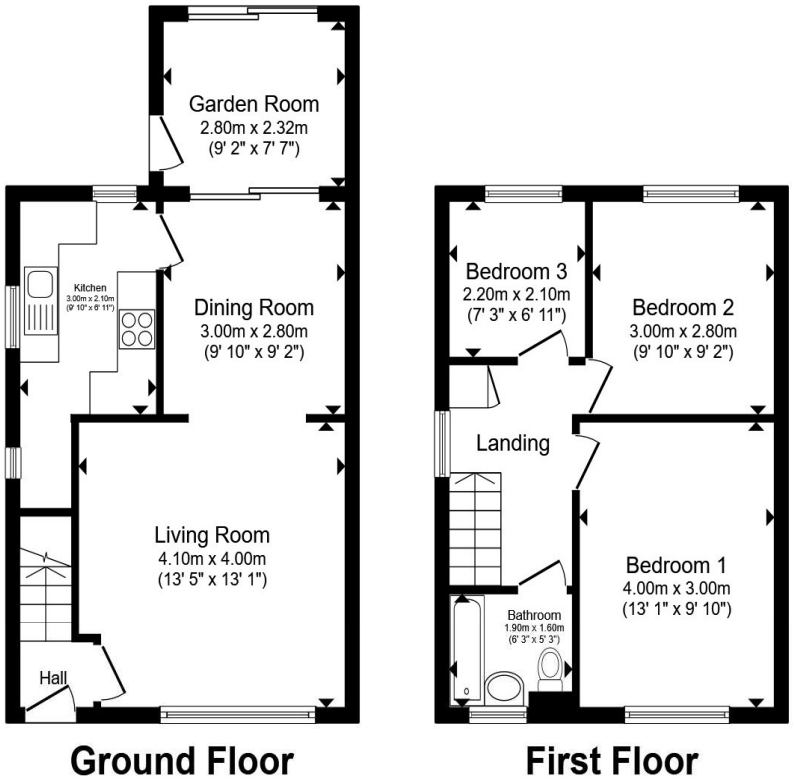
Bolsover Road, Shuttlewood Chesterfield

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- Council Tax Band - B
- Detached Family Home
- Spacious Living Room
- Versatile Garden Room

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over

£220,000



Total floor area 78.0 m² (840 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

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The Property Ombudsman

Property Ref:
CSF105429 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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