



£160,000 Freehold

13 HOUFTON ROAD | BOLSOVER | CHESTERFIELD | S44 6BW

**BuckleyBrown**  
ESTATE AGENTS

**YOUR NEW HOME AWAITS...** Located in the popular town of Bolsover, this delightful three bedroom semi detached house on Houfton Road boasts good-sized rooms, bright and open living areas, along with brilliant outdoor space. We can't wait to show you around!

As you enter, you are welcomed into a well proportioned reception room, ideal for family gatherings or quiet evenings in. Through into the kitchen which is complete with ample matching cabinetry and offers the perfect setting to create home cooked meals. To the rear of the home is a gorgeous sun room, ideal for summer evenings spent entertaining friends. To complete this floor is a handy downstairs WC.

Heading upstairs, the three bedrooms are generously sized, ensuring that everyone has their own personal space, while offering ample opportunity to make them your own. The modern family bathroom completes this floor.

Outside, the property features a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the driveway provides ample off street parking, along with a handy garage.

Bolsover is known for its rich history and community spirit, making it an excellent place to call home, you will also benefit from great access to local amenities, schools and transport links.

This semi detached house is not just a property, it is a wonderful opportunity to embrace a brilliant sized home in a picturesque setting.

Call today to view!





### Entrance Hallway

Allowing access into:

### Reception Room

A brilliant size room, filled with natural light, window to the front elevation and central heating radiator.

### Kitchen

Complete with matching wall and base units allowing for ample storage along with complimenting worktop over. Inset sink and drainer, oven and hob with hood over. Ample space for appliances.

### Sun Room

With velux windows, central heating radiator and doors allowing access to the garden.

### Downstairs WC

Complete with low flush WC and hand wash basin.

### Bedroom One

Carpeted flooring, central heating radiator and window to the rear elevation.

### Bedroom Two

With window to the front elevation.

### Bedroom Three

With window to the front elevation.

### Bathroom

A modern family bathroom with vanity unit hand wash basin and toilet, walk in shower and frosted window to the rear elevation.

### Outside

Low maintenance rear garden with mostly

slabbed or paved areas. Garage and driveway allowing for ample off street parking.





Total floor area: 84.3 sq.m. (908 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	

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