



Offers Over £135,000 Freehold

37 HYNDLEY ROAD | BOLSOVER | CHESTERFIELD | S44 6RX

**BuckleyBrown**  
ESTATE AGENTS

## ONE NOT TO BE MISSED!...

We proudly present this beautifully renovated three-bedroom home, ideally located in Bolsover, Chesterfield, within close proximity to a range of local amenities, schools, and excellent transport links. Finished to a fresh, neutral standard throughout, this property is truly move-in ready, making it an ideal purchase for first-time buyers, families, or investors alike.

Upon entry, you are welcomed into a spacious full length kitchen/dining room, offering a practical and sociable layout, perfect for both everyday living and entertaining. The space provides ample room for dining and benefits from a clean, modern finish, ready to be personalised to suit your style. The large living room offers a comfortable and inviting setting, ideal for relaxing.

To the first floor, the property comprises three well-proportioned bedrooms, providing flexible accommodation for families, guests, or home working. The family bathroom is beautifully presented and complements the rest of the home's fresh and modern feel.

Externally, the property continues to impress. The front hosts a laid lawn with surrounding fencing, creating a welcoming first impression. To the rear, the large fenced garden features a stone seating / entertaining area with cottage style raised planters and modern block steps leading up to a newly seeded large grassed area with contemporary rolls, creating 3 versatile flat areas for you to relax or play in.

Call today to arrange a viewing!!!





### Kitchen/ Dining Room 11'1" x 19'10"

Complete with an array of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated double oven, electric hob with stylish extractor over and space for appliances. With ample space for your dining furniture, windows to the front and rear elevation and a door providing access to the rear garden.

### Living Room 11'6" x 19'10"

With carpeted flooring and windows to the front and rear elevation.

### Landing

With access into;

### Bedroom One 11'7" x 11'2"

With carpeted flooring, built in storage

cupboard and a window to the front elevation.

### Bedroom Two 13'8" x 8'3"

With carpeted flooring and a window to the rear elevation.

### Bedroom Three 6'3" x 11'0"

With carpeted flooring and a window to the front elevation.

### Bathroom 7'4" x 5'6"

Complete with a tiled floor and part tiled walls, along with a three piece suite including a modern shower bath with an integrated shower, low flush WC and a hand wash basin.

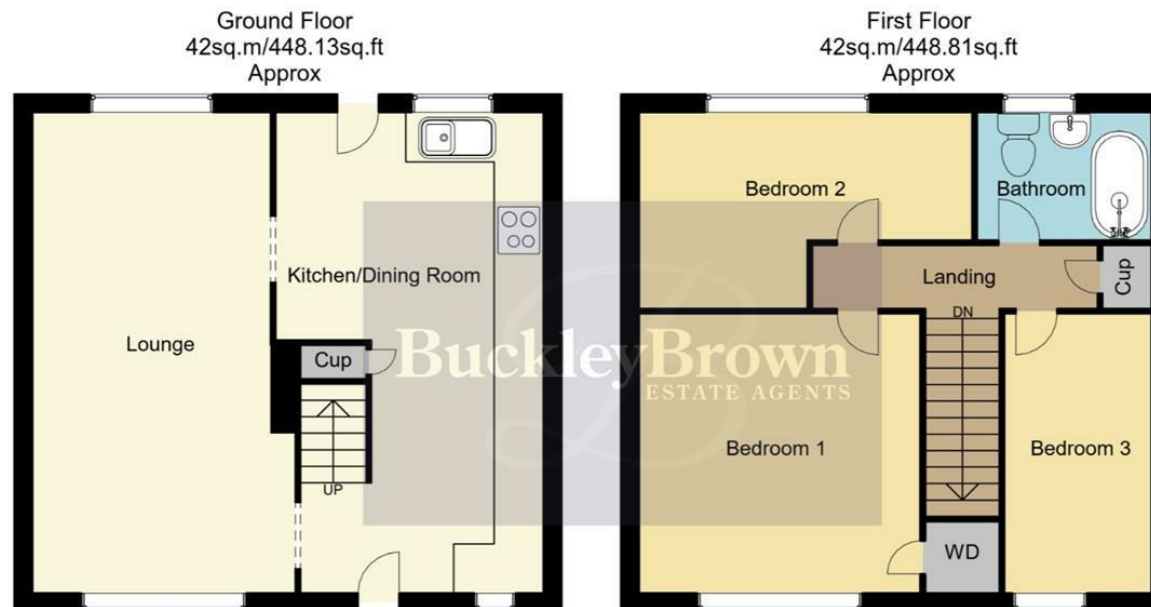
### Outside

The front of the property hosts a laid lawn



with surrounding fencing. The rear garden offers various levels with a stoned patio area and steps leading to the top of the garden with surrounding planters and fencing. The garden has also been recently seeded, allowing buyers the opportunity to enjoy and develop a fresh lawn area over time.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**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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