







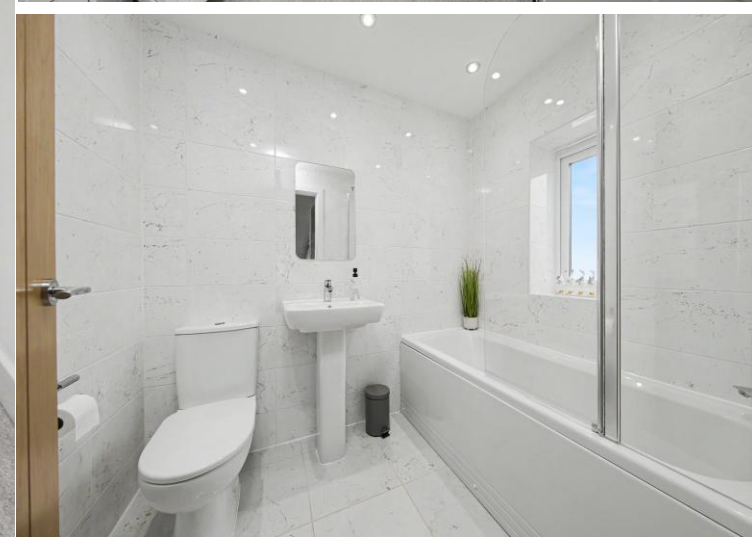
37 Sutherland Farm View

Bolsover • Chesterfield • S44 6GT

£285,000

Welcome to this modern and beautifully presented three-bedroom semi-detached home, situated in the popular town of Bolsover. Offering accommodation ready to move straight into, the property enjoys a convenient location close to a wide range of everyday amenities, with Bolsover town centre easily accessible and Chesterfield town centre just a short distance away. The area is well served by highly regarded schools and excellent transport links, including convenient access to the M1 motorway, major road networks, train stations, and regular bus services. For those who enjoy the outdoors, the historic Bolsover Castle and its beautiful grounds are nearby, providing fantastic walking opportunities and local interest. This property offers an ideal home for couples and families alike. The property is entered via a welcoming hallway, which provides access to the staircase and a convenient ground floor WC. To the right is the living room, a well-proportioned and private reception space overlooking the front of the property and benefitting from stylish shutter blinds. Positioned at the rear of the property is the impressive kitchen diner, which was upgraded in July 2024 and is fitted with a modern range of U-shaped shaker-style units complemented by quartz worktops. The kitchen incorporates integrated appliances including a dishwasher, washing machine, microwave, oven, and gas hob. A matching quartz breakfast bar provides additional seating and dining space, while patio doors open directly onto the rear garden, creating a superb environment for both everyday living and entertaining. The room also benefits from a useful internal storage cupboard. To the first floor are three bedrooms and the family bathroom. The principal bedroom is a spacious front-facing double room featuring fitted sliding wardrobes and a fully tiled ensuite shower room comprising a shower cubicle, wash basin, and WC. Bedrooms two and three overlook the rear garden. Bedroom two is another generous double room with fitted wardrobes, while bed room three is a versatile single room that would be ideal as a nursery, home office, dressing room, or child's bedroom. The family bathroom is modern and fully tiled, fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Further benefits include oak internal doors throughout, a fully alarmed security system, and a boarded loft complete with ladder access and lighting, providing useful additional storage. The kitchen & hallway have LVT flooring with the remainder being fully carpeted. Externally, the rear garden has been attractively landscaped to create a private and enjoyable outdoor space. A patio area immediately outside the property provides space for seating and entertaining, leading onto a well-maintained lawn surrounded by established shrubs and planting. To the rear, steps lead up to a further patio and decorative pebbled area. The garden also benefits from a storage shed with electric power supply, an external power socket, and two outside taps. To the front of the property is an attractive and well-maintained frontage, while to the rear a driveway provides off-road parking for two vehicles.





- Modern Three Bedroom Semi Detached House
- Well Proportioned Living Room w/ Shutter Blinds
- Modern Shaker Style Kitchen w/ Quartz Worktops & Integrated Appliances
- Breakfast Bar Dining Area with Patio Doors onto Rear Garden
- Three Well Proportioned Bedrooms

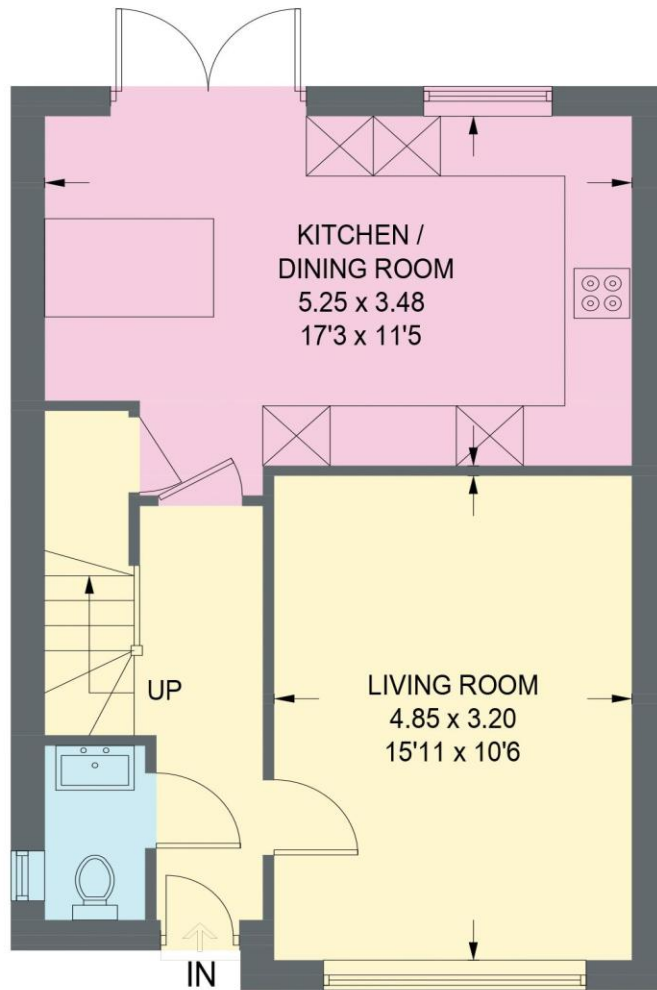
- Modern Tiled Family Bathroom & Ensuite
- Oak Internal Doors Throughout & Boarded Loft w/ Light
- Landscaped Rear Garden w/ Powered Shed & Patio
- Driveway Parking & EV Charging Point
- Council Tax Band B/EPC Rating B



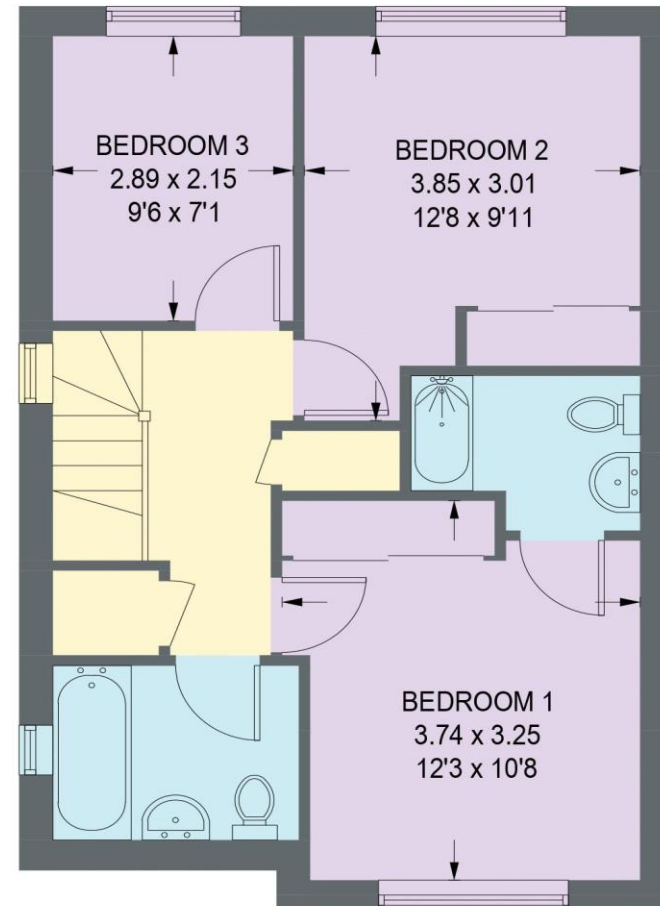


37 SUTHERLAND FARM VIEW

APPROXIMATE GROSS INTERNAL AREA = 87.6 SQ M / 942.8 SQ FT



GROUND FLOOR
44.2 SQ M / 476 SQ FT



FIRST FLOOR
43.4 SQ M / 466.9 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1325034)

