



Privet Close, Bolsover Chesterfield S44 6FW

welcome to

Privet Close, Bolsover Chesterfield

Well-presented three-bedroom family home offering spacious and practical accommodation across two floors. Featuring a modern kitchen/dining room, generous lounge with French doors to the rear garden, ground floor W.C., driveway parking and a family bathroom. Ideal for first-time buyers and families.

Front Of Property

The property is set back from the road and benefits from a driveway providing off-road parking. The front elevation offers an attractive first impression, with a pathway leading to the entrance door and access to the rear garden.

Hall

A welcoming entrance hall providing access to the kitchen/dining room, downstairs W.C. and staircase rising to the first floor. A practical space for coats and shoes with useful circulation to the main living accommodation.

Downstairs W/C

Convenient ground floor cloakroom fitted with a low level W.C. and wash hand basin, ideal for guests and everyday family living.

Kitchen / Dining Room

A spacious kitchen/dining room forming the heart of the home. Fitted with a range of wall and base units with work surface space, incorporating a sink unit and cooking area. There is ample room for a family dining table, making this an excellent space for both everyday living and entertaining. Open access leads through to the lounge.

Lounge

A bright and comfortable reception room located to the rear of the property. Offering generous proportions, the lounge provides plenty of space for seating furniture and benefits from French doors opening onto the rear garden, allowing natural light to flood the room and creating an excellent indoor-outdoor connection.

Stairs / Landing

The staircase rises from the entrance hall to the first-

floor landing, providing access to all three bedrooms and the family bathroom. A useful central space linking the accommodation.

Bedroom One

A generous principal bedroom positioned to the front of the property. Offering ample floor space for a double bed and additional bedroom furniture, this room provides comfortable accommodation for the homeowner.

Bedroom Two

A well-proportioned second bedroom overlooking the rear aspect. An ideal guest room, child's bedroom or home office, with space for a bed and storage furniture.

Bedroom Three

A versatile third bedroom which would make an excellent nursery, child's room, dressing room or study, depending on individual requirements.

Bathroom

Fitted with a three-piece suite comprising a panelled bath, wash hand basin and low level W.C. The bathroom serves all first-floor accommodation and provides a practical family bathing space.

Rear Garden

The rear garden is accessed directly from the lounge via French doors, offering an ideal space for outdoor dining, entertaining and family enjoyment. The garden provides a pleasant extension of the living accommodation and scope for landscaping to suit individual tastes.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money



laundrying checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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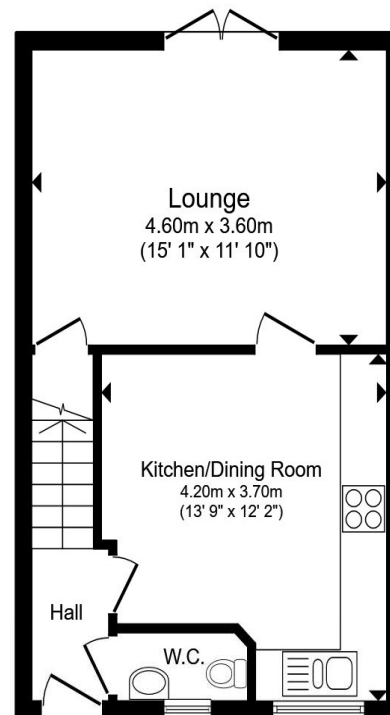
Privet Close, Bolsover Chesterfield

- Council Tax Band - B
- Three-Bedroom Semi-Detached Home
- Spacious Lounge With French Doors
- Open-Plan Kitchen/Dining Room
- Ground Floor W.C.

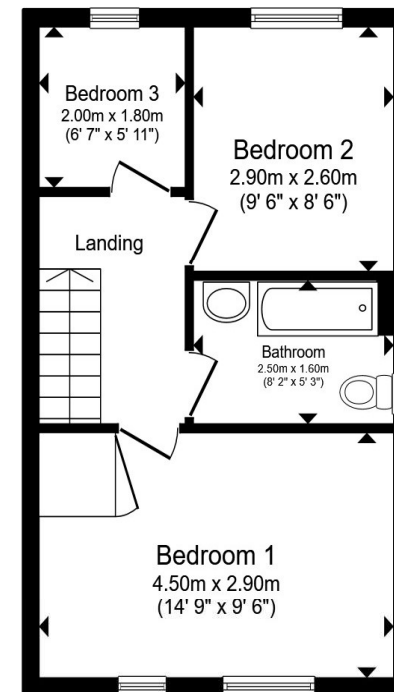
Tenure: Freehold EPC Rating: B

Council Tax Band: B

£180,000



Ground Floor



First Floor

Total floor area 70.8 m² (762 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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Property Ref:
CSF105373 - 0003

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