



Offers Over £145,000 Freehold

17 HOUFTON CRESCENT | BOLSOVER | CHESTERFIELD | S44 6BP

**BuckleyBrown**  
ESTATE AGENTS



**PERFECTLY POSITIONED.** Situated on the popular Houfton Crescent in Bolsover, this attractive home offers a wonderful balance of modern comfort and everyday practicality. Bolsover is renowned for its historic charm and scenic surroundings, while still providing excellent access to local amenities, reputable schools, and convenient transport links to Chesterfield and beyond, making it an ideal setting for families and professionals alike.

The ground floor welcomes you with a bright and spacious living area, filled with natural light and offering the perfect space to relax or entertain. To the rear, a well-appointed kitchen/diner provides both style and functionality, with ample worktop and storage space, creating a sociable hub of the home ideal for family meals and gatherings.

To the first floor are three well-proportioned bedrooms, each offering comfortable and versatile accommodation to suit a range of needs. A contemporary family bathroom, fitted with modern fixtures and fittings, completes the internal layout.

Externally, the property benefits from a pleasant garden space, ideal for outdoor dining, children's play, or simply unwinding in the warmer months. The position offers a sense of privacy while remaining within a friendly and established neighbourhood. Not to mention the front offers a private driveway.

This is a fantastic opportunity to acquire a well-presented home in a desirable location.

Early viewing is highly recommended — call now to arrange yours.





#### Hall

With leading access into;

#### Lounge 12'4" x 12'2"

Carpeted reception room with a central heating radiator, built in cupboard and a window to the front elevation.

#### Kitchen/Diner 15'5" x 9'3"

Modern kitchen/diner complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances, decorative splashback tiles and a breakfast bar area. Further space for your desired furnishings complemented by windows and an external door to the rear elevation.

#### Landing

With leading access into;

#### Bedroom One 11'3" x 9'6"

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

#### Bedroom Two 10'7" x 9'6"

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

#### Bedroom Three 7'8" x 7'8"

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

#### Bathroom 7'8" x 6'0"

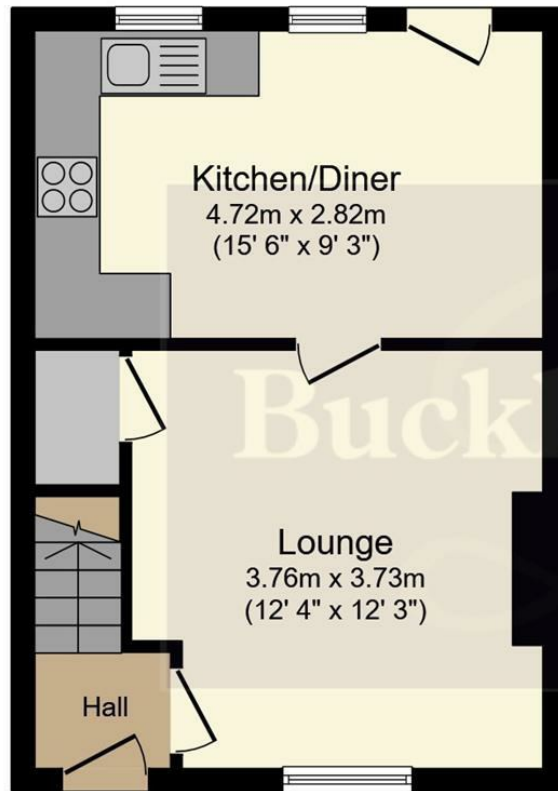
Contemporary three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower. Window to the front elevation.

#### Outside

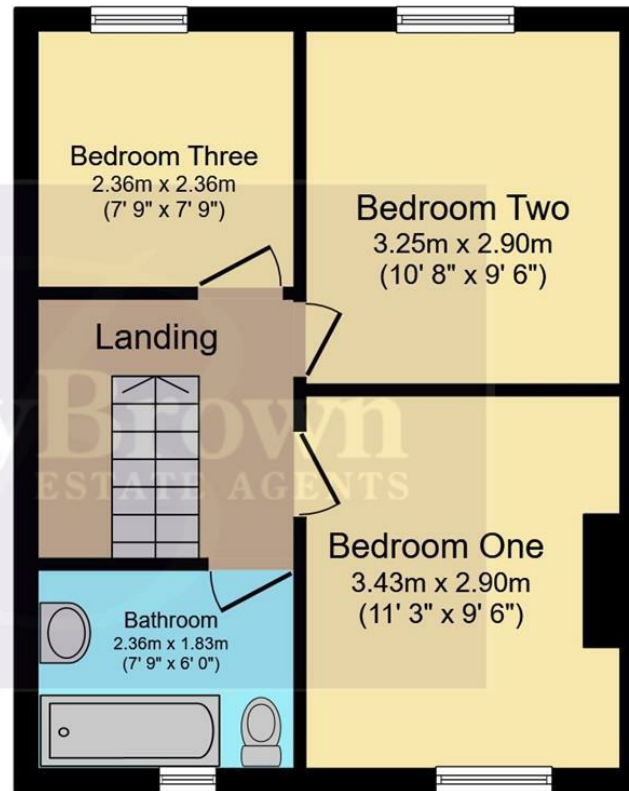
Low maintenance frontage with a private driveway whilst the rear offers a large well kept lawn with fence surround.







**Ground Floor**  
Floor area 31.7 sq.m. (341 sq.ft.)



**First Floor**  
Floor area 36.3 sq.m. (391 sq.ft.)

**Total floor area: 68.0 sq.m. (732 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>                            | 68      | 76        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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