



Guide Price £345,000 Freehold

91 RIDGEDALE ROAD | BOLSOVER | CHESTERFIELD | S44 6TX

BuckleyBrown
ESTATE AGENTS

A PROPERTY SURE TO IMPRESS...

Modern, stylish and spacious are just a few words to describe this stunning five bedroom detached house situated in Bolsover. This home has an impressive blend of modern living and spacious comfort which can be seen as soon as you enter the property. With great transport links, access to local amenities and schools, it makes the perfect family home.

Upon entering, you will be greeted by a welcoming entrance hall which allows access into the gorgeous reception room that sets the tone for the rest of the home. The modern decoration throughout enhances the sense of space and light, creating an inviting atmosphere that is both stylish and functional. Through into the kitchen/diner you will find an open plan space fitted with ample high-quality cabinetry and space to add your dining table and chairs, creating a perfect area for entertaining friends and family. Off the kitchen is a handy utility and WC perfect for day to day life. To complete this floor is bedroom five.

Heading upstairs, this property boasts four well-proportioned bedrooms, providing ample space and opportunity to make your own. The master bedroom has the luxury of fitted wardrobes and its very own en-suite. To complete this floor is the family bathroom.

Outside, the rear garden offers a wonderful opportunity to enjoy the outdoors, with a well maintained space including a decked and lawned area. This is great external space, perfect for hosting summer gatherings with friends and family. There is a driveway for ample off street parking and a double garage, making it great for all your storage needs.

This is a fantastic opportunity for those looking for a modern, spacious family home. Don't miss the chance to make this delightful property your own. Call today to view!





Entrance Hall

With access into;

Living Room 13'5" x 14'1"

Spacious reception room with a feature fireplace, fitted shelving wall and a bay window with a seat. Fitted with folding doors leading into the dining area.

Dining Room 9'5" x 10'5"

Versatile space complemented by patio doors opening onto the rear garden.

Kitchen 9'4" x 10'5"

Complete with a range of gloss wall and base cabinets, inset sink with drainer, integrated appliances and a breakfast bar. Window to the rear and access to a handy utility room.

Utility 6'7" x 7'6"

Fitted worktop space, access to a handy downstairs WC, window to the rear and an external door to the side elevation.

Bedroom Five 8'4" x 11'3"

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

Landing

Window to the front and further access to;

Bedroom One 11'6" x 12'11"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation. With the added luxury of an en suite.

En Suite 4'5" x 6'7"

Three piece suite comprising of a hand wash basin, low flush WC and shower. Window to the side elevation.

Bedroom Two 8'3" x 10'8"

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

Bedroom Three 8'0" x 8'5"

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

Bedroom Four 6'3" x 9'4"

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

Bathroom 6'0" x 6'11"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the rear elevation.

Double Garage 21'3" x 24'9"

Accessible from the front elevation - perfect for additional parking or storage.

Outside

The front of this property hosts a large private driveway and access to a double garage. To the rear you will be greeted by a beautifully maintained garden which is mainly laid to lawn with mature surrounding shrubs and a decked seating area.





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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	82
England & Wales		EU Directive 2002/91/EC	

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