



Guide Price £300,000 Freehold

52 RIDGEDALE ROAD | BOLSOVER | CHESTERFIELD | S44 6TX

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £300,000 - £325,000 ***

STANDING PROUD!... Located in the historic market town of Bolsover, this well-presented three/four bedroomed detached dormer bungalow offers versatile living space, excellent curb appeal, and a highly desirable corner plot. Bolsover is renowned for its charming community, landmark castle, and a wealth of local amenities, including shops, cafes, schools, and transport links, all within easy reach of the property.

The home enjoys a spacious driveway providing ample off-street parking alongside a double garage. Beautifully maintained gardens to the front and side, complete with neat lawns, established shrubs, and mature planting, further enhance the kerb appeal.

Upon entering the home, you're welcomed by an entrance porch leading into a central hallway, which features a handy storage cupboard and staircase to the first floor. The ground floor offers a generous living room, a dining room perfect for entertaining, and a well-appointed kitchen fitted with attractive units, ample storage, and access to the rear garden.

Also on the ground floor is a bedroom ideal for guests or flexible use, such as a home office, along with a shower room.

The first-floor landing houses three useful storage cupboards and leads to two further bedrooms, one of which benefits from a fitted wardrobe, and a family bathroom.

Externally, the property truly shines. Set on a generous corner plot, the outdoor space includes lawns, well-stocked borders, a decking area with pergola, and access to the double garage, offering both practicality and charm.

A rare opportunity in a popular location, this home combines comfort, space, and convenience.

Early viewing is highly recommended. Call today to view!





Entrance Porch

With a central heating radiator. Provides access into the entrance hall.

Entrance Hall

With a central heating radiator, stairs rising to the first floor, and a useful storage cupboard.

Living Room 12'5" x 16'9"

The lounge is bright and airy, with a window to the front elevation, a window to the side elevation, and a central heating radiator. The focal point of the lounge is the feature fireplace.

Kitchen 10'11" x 16'9"

The kitchen is fitted with an attractive range of wall and base units with sink and

drainer set into work surface. There is space for a range of white goods. Integrated appliances include an eye-level double oven and a four-ring gas hob with an extractor hood over. There are two additional storage cupboards for extra storage. With a window to the front elevation, window to the side elevation, a central heating radiator, and a door that provides access outside.

Dining Room/Bedroom 12'7" x 11'9"

Currently being utilised as a dining room. With a window to the side elevation and a central heating radiator.

Bedroom One (Ground Floor) 11'1" x 11'9"

With a window to the side elevation, a



central heating radiator and walk-in eaves storage.

Shower Room (Ground Floor) 6'6" x 8'5"

Fitted with a low level WC, vanity hand wash basin and a double shower cubicle with complimentary tiled splash back. With an opaque window to the side elevation and a central heating radiator.

Landing

With a window to the side elevation and three storage cupboards. Doors provide access into.

Bedroom Two 12'7" x 11'10"

With a window to the rear elevation, a central heating radiator and eaves storage.

Bedroom Three 12'7" x 13'5"

With a window to the front elevation, a central heating radiator and eaves storage.

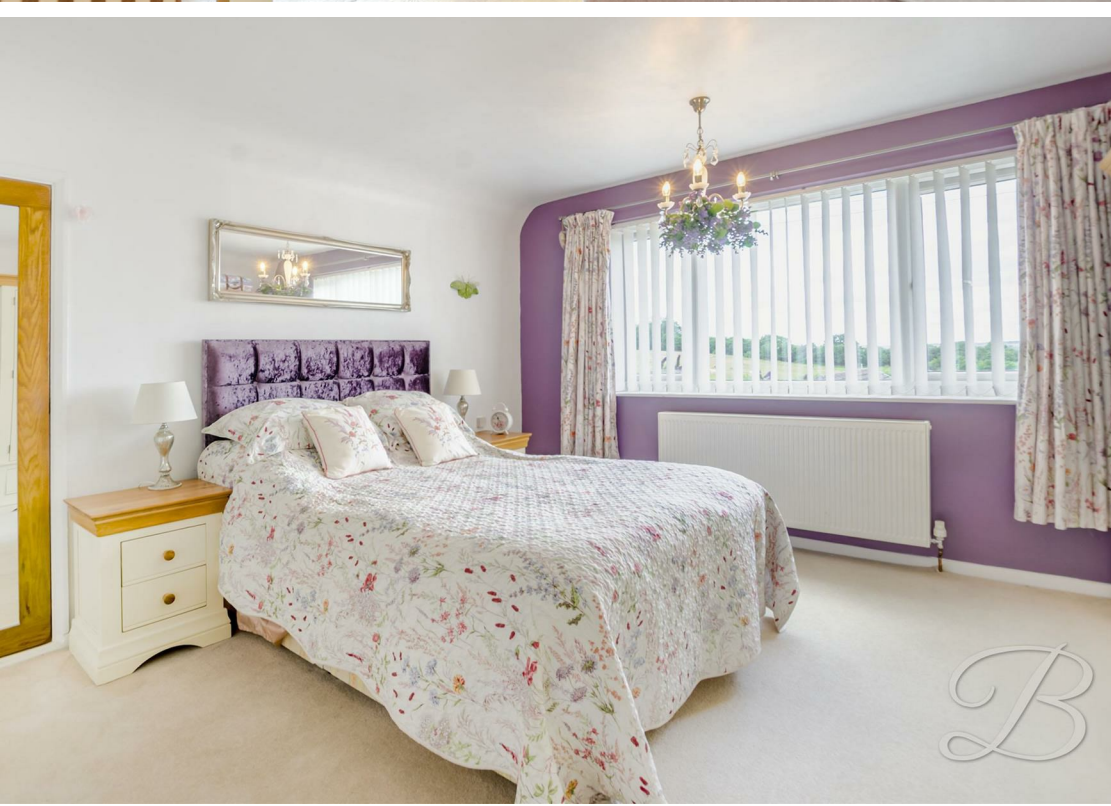
Bathroom 6'6" x 8'5"

Fitted with a low level WC, pedestal hand wash basin and a panelled bath with complimentary tiled splash back. With an opaque window to the side elevation and a central heating radiator.

Outside

Set on a generous corner plot, the outdoor space includes lawns, well-stocked borders, a decking area with pergola, and access to the double garage, offering both practicality and charm.

Double Garage 15'5" x 16'6"





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		72	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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