

### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

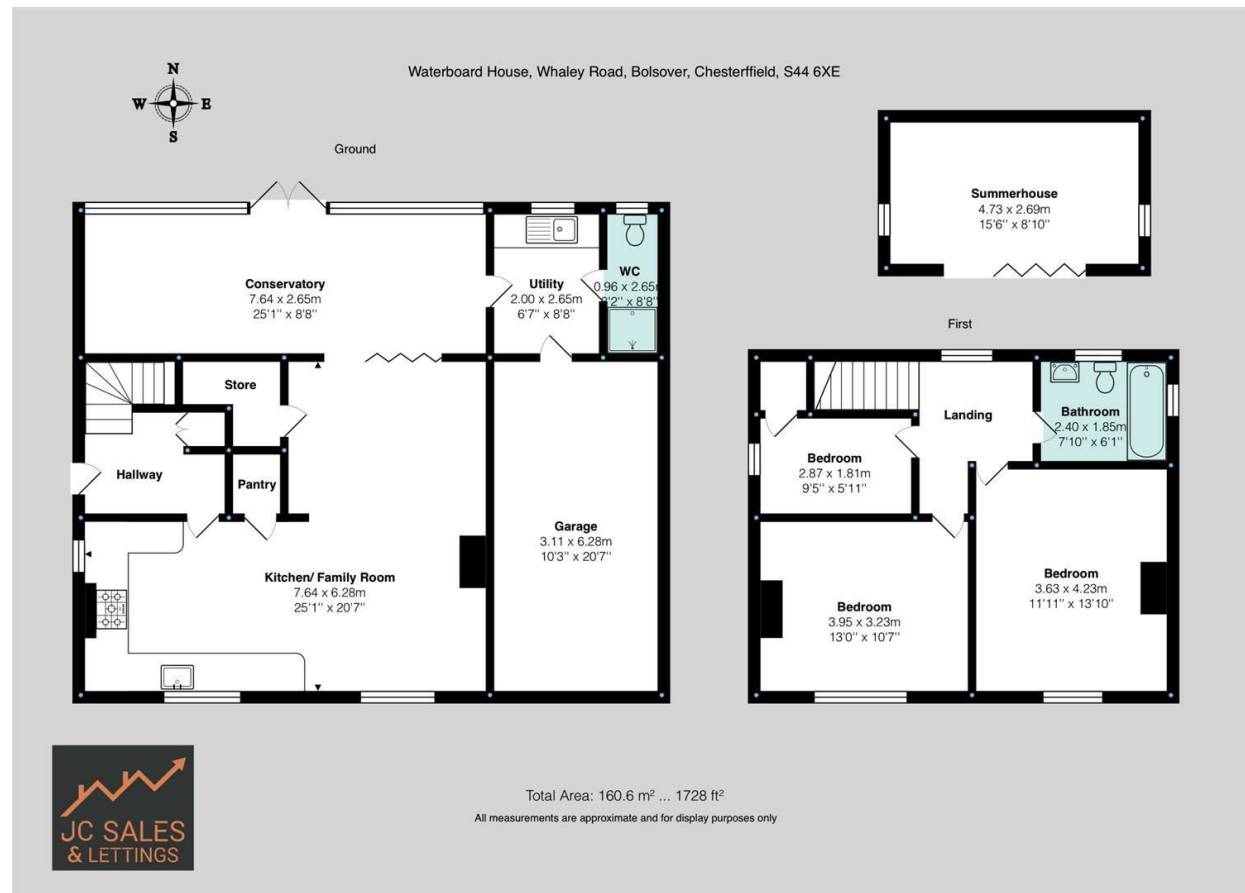
### Vendors Comments

It is so peaceful and quiet here surrounded by fields and woodlands. We sit on the west patio with our morning coffee watching the sun rise over the fields; the odd bicyclist or jogger passing by, listening to nothing but the morning birdsong. We watch the rabbits frolicking in the fields while we prep food in the kitchen, or the squirrels scampering up the trees while we lounge in the conservatory.

We use the conservatory all year and enjoy noisy family meals in there (Christmas Ev, Christmas day, Boxing day, Easter, Mother's day, birthday, bank holiday..... in fact any excuse the kids, their partners, and the grandkids can think of to come visit including: time to harvest the cherries/apples/plums/raspberries/strawberries). While we spend long summer days lazing in the privacy of the gardens, our favourite time is getting cozy by the log burner on cold snowy nights.

Despite the tranquil rural setting, we have a wide range of urban amenities on our doorstep (supermarkets, independent shops, pubs, doctors, dentists and schools etc in Bolsover (5 mins) and Clowne (7 mins). In addition, we are just 11 mins from the M1 (Junctions 29, 29a, 30), which is perfect for the work commute.

We feel very, very, lucky to have lived here for over a decade and will be extremely sad to leave.



### Waterboard House Whaley Road, Bolsover, Chesterfield, S44 6XE

Asking price £550,000

- Traditional 1930s detached home
- Beautiful gardens and sweeping driveway
- Conservatory with garden views
- Modern, open plan living space
- Log burner and original features throughout
- Picturesque setting with far reaching views
- Three bedrooms
- Home office / workshop
- Flooded with natural light throughout
- Close to amenities and access to the M1



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# Waterboard House Whaley Road, Chesterfield S44 6XE

A stunning 1930s detached family home set within picturesque surroundings and enjoying far-reaching views from the front elevation. This truly idyllic property is nestled within beautifully established gardens, offering both charm and privacy in an enviable setting. Inside, the home welcomes you with a spacious entrance hall, leading through to a contemporary L-shaped living space that creates the perfect environment for both relaxing and entertaining. The stylish modern kitchen blends seamlessly with the living area, while a bright conservatory to the rear provides a wonderful vantage point over the tranquil gardens, allowing you to enjoy the outdoor setting all year round. In addition to this there is a utility room, garage and downstairs W.C. The whole property is flooded with natural light.

To the first floor are three well-proportioned bedrooms along with a family bathroom, making the property ideal for growing families. Externally, the property continues to impress with mature, well-maintained gardens. A stylish workshop / office makes this a perfect property for home workers! A rare opportunity to acquire a characterful yet stylish family home in a truly beautiful setting. Don't miss out on this truly individual home!



Council Tax Band: C

