Guide Price £230,000 Freehold

76 RIDGEDALE ROAD | BOLSOVER | CHESTERFIELD | S44 6TX

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £230,000 - £240,000 ***

UNIQUE FAMILY FAVOURITE!

Nestled in the heart of Bolsover, this distinctive four-bedroom link-detached home offers a rare opportunity to own a multi-level property that combines character, functionality, and space in an elegantly tiered layout.

Thoughtfully designed across four split levels, this home maximises every inch of space while creating a sense of depth and individuality. The ground floor features a well-appointed kitchen, a convenient WC, and a storage cupboard, providing all the essentials within easy reach.

A short staircase leads to the first split level, where you'll find a bright and airy conservatory and an inviting open-plan living and dining room—perfect for relaxing or entertaining guests.

Ascending another small set of stairs brings you to two bedrooms and a stylish family bathroom. A final short staircase leads to the uppermost level, where you'll find two additional bedrooms, offering privacy and flexibility—ideal for a growing family, guests, or a home office setup.

At the front of the property, a driveway and garage offer generous off-street parking. To the rear, the garden features a patio seating area with steps leading to a well-maintained lawn. Additionally, there is a decked seating area, all enclosed by secure fencing for added privacy and safety.

Call now to arrange a viewing!

Ground Floor

Porch
With access to a handy downstairs WC and further access to;

WC
Complete with a low flush WC and hand wash basin.

Hall
Fitted with a convenient storage cupboard and access to the kitchen.

Kitchen 16" x 9'11"
Large kitchen complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, integrated microwave and an electric hob with hood over. With a window to the front elevation and a door to the side elevation. Not to mention there is a fitted breakfast bar and ample space for your desired furniture.

Stairs/Landing To The First Floor
Giving access to;

Dining/ Living Room 17'1" x 11'0"
With laminate flooring, window to rear elevation and double doors providing direct access into the conservatory.

Conservatory 13'8" x 19'6"
With surrounding windows and double doors providing direct access onto the garden.

Stairs/Landing To The Second Floor
Fitted cupboard and access to;

Bedroom One 10'9" x 10'10"
With carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Four 6'1" x 7'9"
With carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom
Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin.

Stairs/Landing To The Third Floor
Access to;

Bedroom Two 10'2" x 11'0"
With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 6'10" x 11'0"
With carpeted flooring, central heating radiator and windows to the side and rear elevation.

Outside
The front of the property offers a driveway and garage, providing ample off-street parking. The rear garden hosts a patio seating area with steps leading up to a laid lawn area. The garden also benefits from a decked seating area. All surrounded by secure fencing.

"PACK THIS SHIT"

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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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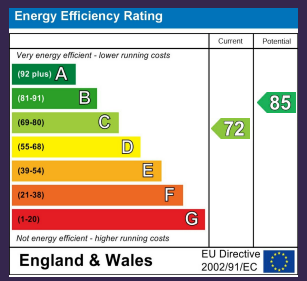
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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