



Guide Price £155,000 Freehold

21A CHESTERFIELD ROAD | SHUTTLEWOOD | CHESTERFIELD | S44 6QS

BuckleyBrown
ESTATE AGENTS

GARDEN OASIS....GUIDE PRICE £155,000 - £160,000...

Welcoming to the market this immaculately presented and spacious three-bedroom semi-detached home, which has been lovingly improved by the current owners and is ready for immediate occupation. Situated in Bolsover, a historic Derbyshire market town renowned for its iconic hilltop castle, rich local heritage, scenic countryside walks, and excellent convenience to local shops and amenities along the High Street.

This wonderful home offers well-proportioned accommodation, versatile living space, and beautifully landscaped gardens, making it an ideal purchase for families, professionals, or buyers seeking a property they can move straight into.

The ground floor boasts a bright dining room, which could also be utilised as an additional reception room, a modern and well-equipped kitchen with integrated appliances, and a generous living room featuring a cosy gas fire and an abundance of natural light.

To the first floor are three excellent-sized bedrooms, including a spacious main bedroom, two further well-proportioned rooms, a well-appointed family bathroom, and the added convenience of a separate WC.

Externally, the property truly stands out. The front offers instant curb appeal with attractive landscaping and side access to the rear. The rear garden has been thoughtfully designed to create a stunning yet low-maintenance outdoor space, arranged over two levels and ideal for both relaxing and entertaining. Featuring a generous patio area, a lawned section, and access to a useful workshop, this garden is a real highlight of the home.

Early viewing highly recommended. Call the office on 01246 605121 or visit our local branch to arrange your viewing — this could be your next dream home.





Entrance Hall
Allowing access to;

Dining room 10'0" x 12'2"

A bright and spacious dining room featuring a window to the front elevation, carpeted flooring, and a central heating radiator. This versatile space could also be used as an additional reception room to suit any needs, if desired.

Kitchen 13'6" x 6'4"

This modern, beautifully presented kitchen offers a range of wall and base units complemented by coordinating work surfaces. The kitchen is fitted with an inset sink and drainer, a built-in fridge/freezer, an oven with electric hob and overhead extractor hood, and a space for a washing machine. Finished with lino flooring and a chrome heated towel rail, the room benefits from a rear-facing window that allows plenty of natural light to flood in. A UPVC door provides easy access to the rear garden, and a convenient pantry offers additional storage.

Living Room 11'9" x 15'8"
Generously sized and ideal for relaxing, the living room features carpeted flooring and a feature gas fire, creating a cosy focal point. Dual windows to both the front and rear elevations allow an abundance of natural light throughout the day, complemented by a central heating radiator.

Landing
Allowing access to ;

Bedroom One 10'2" x 12'7"
A well-proportioned main bedroom with carpeted flooring, a window to the front elevation, and a central heating radiator.

Bedroom Two 11'10" x 8'11"
Another spacious double bedroom, also benefiting from carpeted flooring, a front-facing window, and a central heating radiator.



Bedroom Three 9'0" x 8'1"
Currently used as a home office, this room is deceptively spacious and would comfortably accommodate a third bedroom. The room features carpeted flooring, a central heating radiator, and a window to the rear elevation.

Bathroom 5'7" x 5'10"
A well-appointed family bathroom comprising a modern two-piece suite, including a panelled bath with shower over and a vanity wash hand basin providing useful storage. The bathroom is fully tiled to the walls, with lino flooring and a rear-facing window.

Separate WC
Conveniently positioned and separate from the main bathroom, the WC includes a low-level WC, lino flooring, and a window to the rear elevation.

Outside
If the photographs were not enough to convince you, the current owners have truly gone above

and beyond with the landscaping of this property. The curb appeal here is undeniable.

To the front, a beautifully landscaped pathway leads you to the front door, with the added benefit of a side gate providing access to the rear garden.

The rear garden is where this home truly shines. An impressive outdoor oasis, it has been thoughtfully landscaped for both style and convenience, resulting in a low-maintenance space ideal for relaxing and entertaining during those long summer days. The garden is arranged over two distinct levels: the upper tier, accessed directly from the rear of the property, offers a generous patio area perfect for outdoor seating. Steps then lead down to a further section featuring a laid-to-lawn area, with a further path allowing access to a useful workshop. There are feature walls to show the different areas and fencing to the surrounding.



Ground Floor
45sq.m/486.27sq.ft
Approx

First Floor
41sq.m/439.76sq.ft
Approx



Out House
12sq.m/124.19sq.ft
Approx



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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.

21A CHESTERFIELD ROAD
SHUTTLEWOOD
CHESTERFIELD
S44 6QS



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121

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.

BuckleyBrown
ESTATE AGENTS