



£275,000 Freehold

17 LEYLAND DRIVE | BOLSOVER | CHESTERFIELD | S44 6FZ

BuckleyBrown
ESTATE AGENTS

AN ADDRESS TO IMPRESS!

Nestled in the charming area of Leyland Drive, Bolsover, this delightful detached house offers a perfect blend of comfort and convenience. Located in the picturesque town of Chesterfield, residents can enjoy the tranquillity of suburban living while being just a short drive away from local amenities, schools, and beautiful countryside walks. Ideal spot for families, let's take a look inside...

As you step inside, you are greeted by a welcoming entrance that leads into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The room is bathed in natural light, creating a warm and inviting atmosphere. Adjacent to the reception area, you will find a well-appointed kitchen that boasts modern appliances, a breakfast bar and ample storage space, making it a joy for any home cook. Complemented by patio doors opening to the garden.

Venturing upstairs, you will discover three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom features an en-suite bathroom, providing a private sanctuary for relaxation. A well-fitted family bathroom completes this level, ensuring convenience for all.

Outside, the property boasts a lovely garden that is perfect for outdoor activities or simply unwinding in the fresh air. The garden is spacious, great space for children to play or for hosting summer barbecues with friends. A driveway provides off-road parking, adding to the practicality of this charming home.

Call now to arrange a viewing!





Hall

With access into;

Kitchen 10'4" x 14'9"

Complete with a range of gloss wall and base cabinets, inset sink and drainer, integrated appliances and decorative splashback tiles. Fitted with a breakfast bar and patio doors opening to the side.

Living Room 11'7" x 14'9"

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

Landing

Window to the rear and further access to;

Bedroom One 9'3" x 11'5"

Carpeted flooring, central heating radiator, en suite, built in wardrobe and a window to the front elevation.

En Suite 4'9" x 8'4"

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

Bedroom Two 8'2" x 11'6"

Carpeted flooring, central heating radiator and dual aspect windows to the front and side.

Bedroom Three 6'2" x 8'4"

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

Bathroom 5'2" x 7'4"

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



Office

Convenient outbuilding which is currently utilised as a home office. With a window to the side and patio doors upon entrance.

Outside

Private driveway to the side whilst the rear garden offers an enclosed space to enjoy all year round.





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		94
(81-80) B		
(69-80) C		83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

17 LEYLAND DRIVE
BOLSOVER
CHESTERFIELD
S44 6FZ



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