



£200,000 Freehold

40 CROFT HOUSE WAY | BOLSOVER | CHESTERFIELD | S44 6FF

BuckleyBrown
ESTATE AGENTS

FAMILY FAVOURITE... Nestled in the charming area of Bolsover, Chesterfield, Croft House Way offers a delightful semi-detached home that perfectly balances modern living with a welcoming community atmosphere. This property is ideally situated, providing easy access to local amenities, schools, and picturesque parks, making it an excellent choice for families and professionals alike.

As you step inside, you are greeted by a spacious entrance that leads to an open plan kitchen/diner, making it an ideal spot for family meals and gatherings. Complemented by multiple windows and a handy breakfast bar. A wonderful living room which is great for entertaining guests or enjoying quiet family evenings. The natural light floods in through the windows, creating a warm and inviting atmosphere. The ground floor is complete with a convenient WC.

Venturing upstairs, you will find three comfortable bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom is particularly spacious, providing ample room for furnishings and personal touches. The family bathroom is conveniently located on this floor, designed with modern fixtures to cater to your daily needs.

Outside, the property boasts a well-maintained garden that offers a perfect space for outdoor activities or simply enjoying the fresh air. With off-street parking available, this home not only provides comfort and style but also practicality for everyday living. Croft House Way is truly a delightful residence that promises to be a wonderful place to call home.

Call now to arrange your viewing!





Hall

Window to the side and further access into;

Kitchen/Dining Room 15'6" x 27'7"

Modern kitchen complete with a range of matching gloss cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Fitted breakfast bar dividing the areas seamlessly. Ample dining space complemented by triple aspect windows to the front, side and rear elevations.

Living Room 8'6" x 19'10"

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

WC 5'1" x 3'4"

Fitted with a hand wash basin, low flush WC and a window to the rear elevation.

Landing

Central landing with leading access into;

Bedroom One 11'7" x 17'11"

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

Bedroom Two 14'0" x 8'2"

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

Bedroom Three 9'2" x 12'5"

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

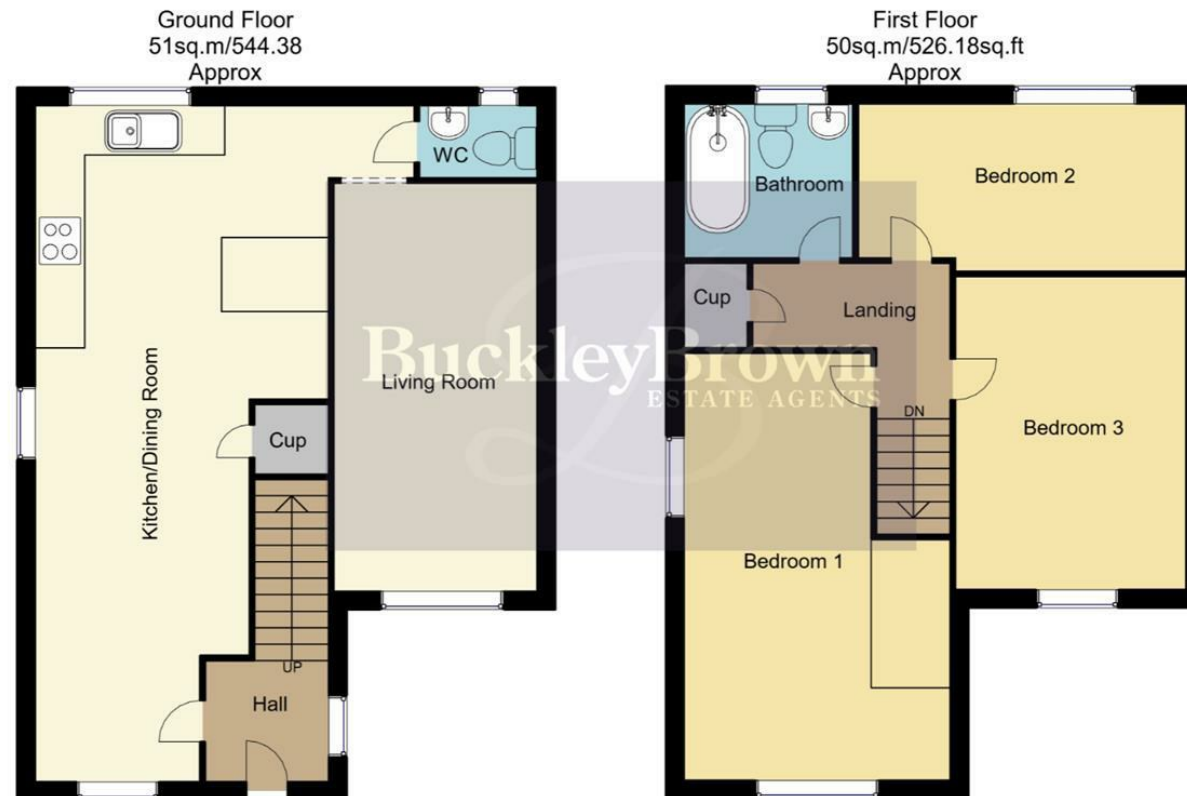
Bathroom 6'8" x 6'2"

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

Outside

Low maintenance frontage with a private driveway and a pathway leading to the front door. The rear garden boasts a well maintained lawn, decked seating area and fence surround.





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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	83
EU Directive 2002/91/EC		

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