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£190,000

Croft House Way, Bolsover,  
Chesterfield,



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"A well-presented three-bedroom townhouse ideally situated in a sought-after part of Bolsover, perfectly positioned close to the beautiful Carr Vale Nature Reserve. This inviting home offers comfortable living space throughout, along with the added benefit of off-street parking. Enjoy the best of both worlds with peaceful surroundings and scenic walks right on your doorstep, while still benefiting from excellent transport links, including easy access to the M1 motorway—making it ideal for commuters. A fantastic opportunity for families or professionals seeking a balance of convenience and countryside charm"

**- Jasmine, Valuer**



## MAKE THIS HOUSE YOUR OWN

From the moment you arrive, this three-storey mid-terrace home presents itself well with a neat and well-kept exterior and a welcoming overall feel.

Inside, the property offers good-sized and well-maintained accommodation arranged over three floors, providing plenty of space for a range of buyers. The layout is practical and versatile, making it a suitable home for families, first-time buyers or investors alike, with a good balance of comfort and everyday functionality throughout.



## THE FINER DETAILS

Beautifully presented throughout and arranged over three floors, this accommodation is ideally suited to a wide range of buyers, combining practicality with comfortable everyday living.

The ground floor accommodation has been thoughtfully arranged and comprises a fully equipped kitchen offering ample storage and workspace, ideal for everyday cooking and practicality. To the rear, the spacious living room provides a bright and comfortable setting for relaxing or entertaining, with French doors opening directly onto the garden. The doors retain their original glass panels, offering the option for a fitted cat flap if desired, whilst a convenient ground floor WC further enhances the practicality of the home.

To the first floor, a central landing gives access to two well-proportioned bedrooms, both offering versatile accommodation suitable for family living, guests or home working, alongside a well-appointed family bathroom finished to serve the needs of modern day living.

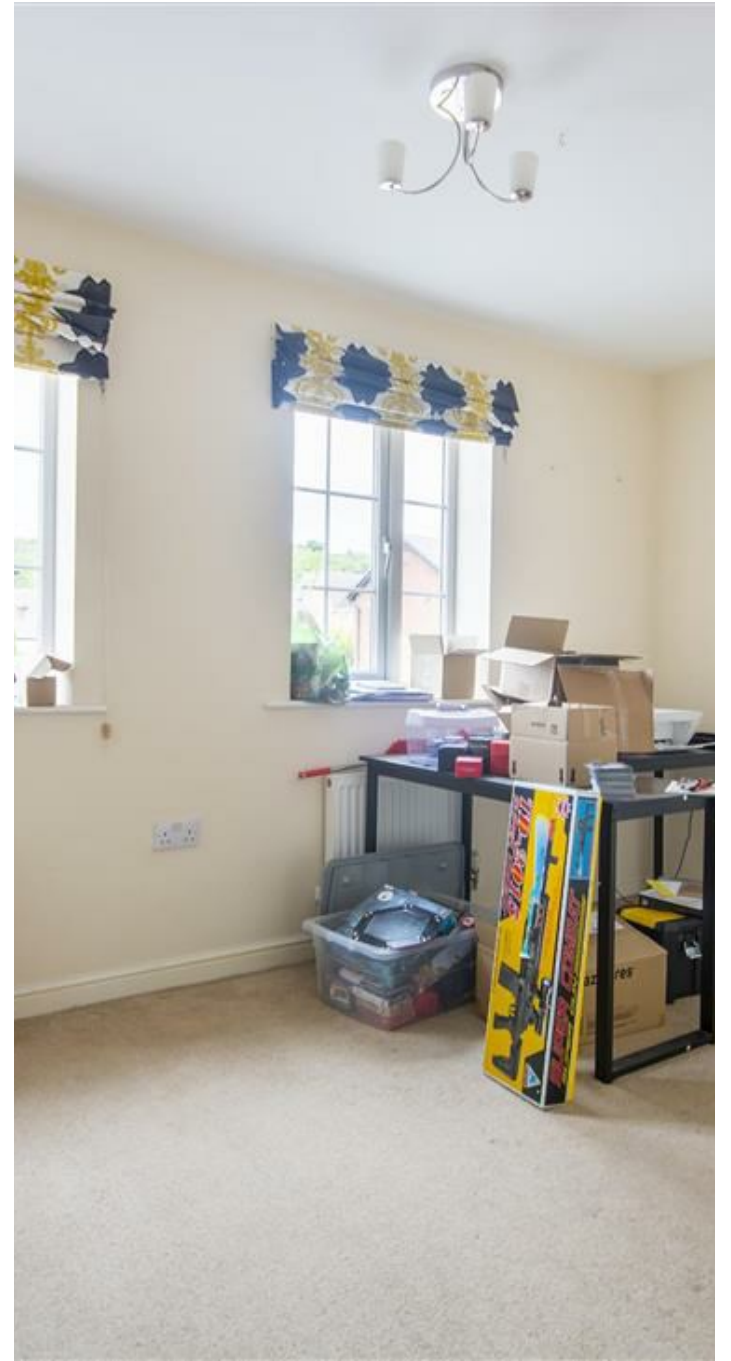
The second floor is dedicated to the impressive master bedroom, creating a private and spacious principal suite. Benefitting from built-in wardrobes and a private en suite shower room, the room also enjoys attractive elevated views towards the castle, adding further appeal to this excellent top floor retreat.

Externally, the property benefits from two allocated private parking spaces, providing convenient off-road parking. To the rear, the enclosed garden has been designed with ease of maintenance in mind and features a decked seating area ideal for outdoor dining and entertaining, together with an artificial lawn creating an attractive and usable outdoor space throughout the year.





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## LIFE IN BOLSOVER

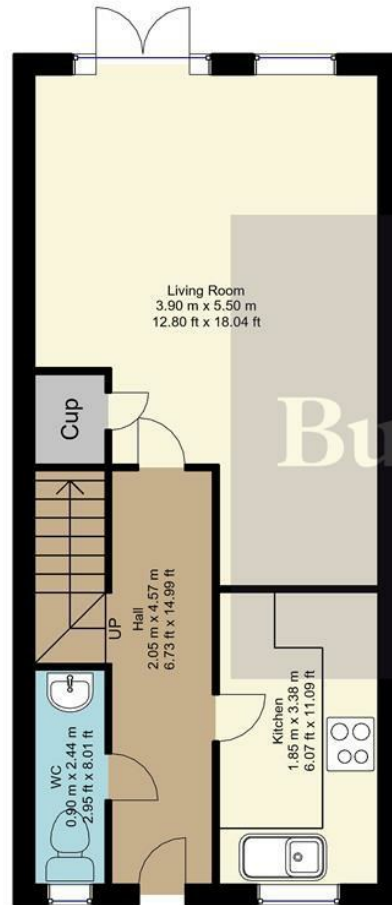
*Situated within the historic market town of Bolsover, a highly regarded area that continues to grow in popularity with families, professionals and commuters alike. The town offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, schools and healthcare facilities, all contributing to a convenient and well-connected lifestyle.*

Bolsover is perhaps best known for its historic castle and attractive surroundings, offering a blend of character, community atmosphere and nearby countryside. The area benefits from a range of leisure facilities, parks and walking routes, making it well suited to those who enjoy outdoor living whilst still requiring access to modern conveniences.

For commuters, the location provides excellent transport links to Chesterfield, Mansfield, Sheffield and surrounding areas, with straightforward access to the M1 motorway network making regional travel easily accessible. The combination of strong connectivity, local amenities and a welcoming community continues to make the area a desirable place to live for a wide range of buyers.



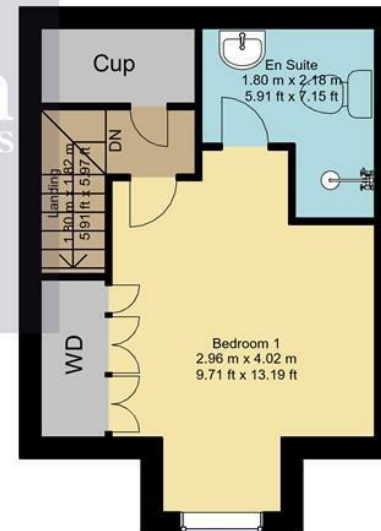
Ground Floor  
37 sq.mt / 398.26 sq.ft  
Approx



First Floor  
33 sq.mt / 355.21 sq.ft  
Approx



Second Floor  
21 sq.mt / 226.04 sq.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. 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.

## Key Features

Neutrally presented three-storey home

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Spacious living with french doors to the garden

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Fully equipped kitchen with ample storage

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Three well-proportioned bedrooms including master with an en suite

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Castle views from the master bedroom

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Two allocated parking spaces and low-maintenance rear garden

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Size

Approximately 979 sq.ft

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Energy Performance Certificate (EPC)

Rating C

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Council Tax Band B

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exceptional representation.

Let's Chat.

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