



£250,000 Freehold

273 SHUTTLEWOOD ROAD | BOLSOVER | CHESTERFIELD | S44 6PB

BuckleyBrown
ESTATE AGENTS

LEVEL UP YOUR LIFESTYLE... Welcome to this gorgeous three bedroom semi detached house on Shuttlewood Road, in the delightful area of Bolsover. With its contemporary design and spacious layout, along with being situated close to local amenities, schools and transport links, this makes for a perfect choice to be your next home. Come on in...

Upon entry, you are greeted by the entrance hallway, leading into the first reception room, a bright and welcoming room, with a cosy atmosphere, making for the perfect setting to enjoy relaxing in with family. Into the second reception area, currently being used as the dining room, this allows for a brilliant space when entertaining friends. To the rear of the home is the spacious kitchen, complete with ample cabinetry and is perfect for creating home cooked meals. This property benefits from a handy utility room along with a downstairs toilet.

Heading upstairs, you will find three bedrooms, two of which benefit from fitted wardrobes. All bedrooms are complete with neutral decor, allowing you to create your own personal retreat to relax in. To complete this floor is the modern family shower room.

Outside is one of the standout features of this property, with its carefully maintained rear garden, offering a wonderful outdoor space for gardening or simply enjoying the fresh air. Additionally, the front of the property benefits from a driveway for ample off street parking.

This semi detached house on Shuttlewood Road is a fantastic option that combines comfort, space and a lovely outdoor area. Do not miss the chance to make this charming property your new home.

Call today to view!





Entrance Hallway
Allowing access into:

Reception Room 11'5" x 11'5"
Carpeted flooring, feature fireplace, central heating radiator and window to the front elevation.

Dining Room 11'8" x 9'10"
Carpeted flooring, central heating radiator and access into the utility room.

Kitchen 16'0" x 7'3"
Complete with ample matching wall and base units, with complimenting worktop over. Inset sink and drainer, oven and hob. Ample space for appliances. Windows to the rear elevation along with door allowing access to the rear garden.

Utility 6'1" x 5'11"
Perfect for further storage and space for appliances along with window to the side elevation.

Downstairs W/C 2'8" x 5'6"
Complete with low flush WC and hand wash basin, window to the side elevation.

Bedroom One 11'4" x 11'3"
Carpeted flooring, fitted wardrobes, central heating radiator and window to the front elevation.

Bedroom Two 11'5" x 9'5"
Carpeted flooring, fitted wardrobes and window to the rear elevation.

Bedroom Three 6'2" x 7'0"
Window to the front elevation.

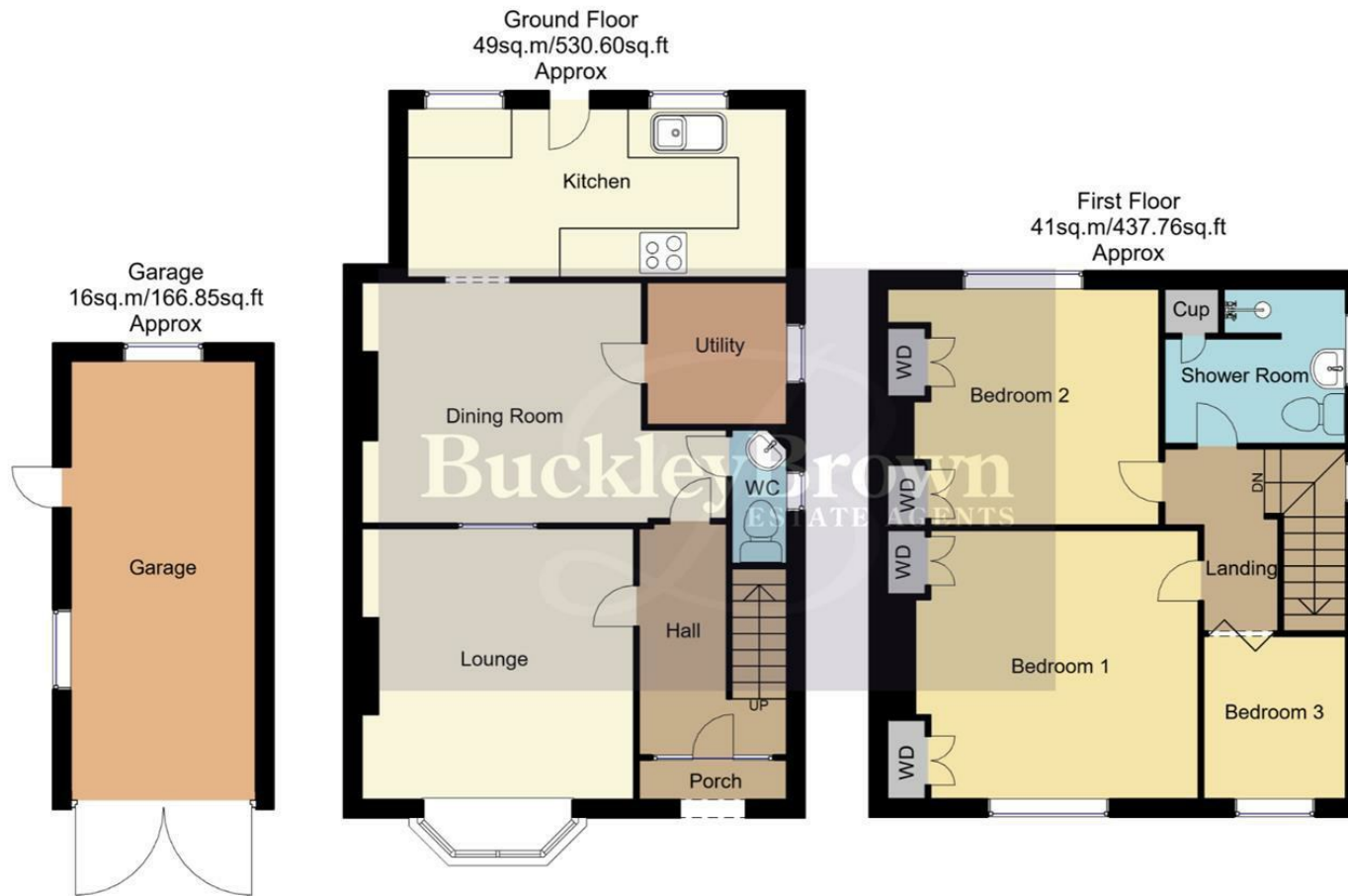


Shower Room 7'2" x 6'2"
Modern shower room with low flush WC, hand wash basin and walk in shower. Handy cupboard and window to the side elevation.

Outside
Well maintained rear garden, with patio and lawned areas, along with flower beds. Outbuilding for storage and to the front of the property offers a driveway for ample off street parking.

Outbuilding 8'2" x 18'0"
Great for allowing further storage.





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 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		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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