



£325,000 Freehold

323 SHUTTLEWOOD ROAD | BOLSOVER | CHESTERFIELD | S44 6PB

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FULL OF POTENTIAL... Welcome to this delightful three-bedroom detached home in the highly sought-after area of Bolsover. Brimming with character and offering ample living space, this property is the perfect family home, combining style, comfort, and practicality throughout. Ready to make something your perfect home? Come on in...

Entering through the back porch, you are greeted by a spacious area ideal for storing shoes and coats, setting a practical and welcoming tone. Sliding doors lead into the open-plan kitchen and dining area, where the kitchen boasts generous workspace and abundant storage, perfectly suited for everyday family life. The dining space features a charming feature fireplace, creating a cosy, inviting atmosphere ideal for family meals and entertaining. The living room provides a warm, relaxing retreat with plenty of natural light, perfect for unwinding after a busy day. The lounge offers a versatile additional room that can be adapted to suit your needs, whether as a home office, playroom, media space, or extra reception area, adding further flexibility to this family-friendly home.

On the ground floor, the master bedroom is generously sized, and the family bathroom is conveniently located on the same floor, making everyday living practical and accessible. Upstairs, two further bedrooms provide flexible accommodation for family, guests, or hobbies.

Externally, the property enjoys excellent kerb appeal with a laid lawn, mature shrubs, a large driveway, and a garage providing ample parking and storage. The rear garden is a true highlight, featuring a generous laid lawn, patio seating area, and mature shrubs and trees, creating a private and tranquil space ideal for relaxing, entertaining, or family activities.

Call today to arrange a viewing!!!





Porch

With surrounding windows, double doors, and sliding doors opening into the dining room.

Dining Room 9'9" x 11'11"

With carpeted flooring, feature fireplace and direct access into the kitchen.

Kitchen 7'1" x 17'3"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level oven and microwave, electric hob with hood over and space for appliances. With windows to the rear and side elevation.

Living Room 11'11" x 13'10"

With carpeted flooring and windows to the front and rear elevation.

Lounge 10'0" x 16'3"

With stairs rising to the first floor, carpeted flooring, double doors to side elevation and a window to the front elevation.

Bedroom One 10'11" x 12'0"

With carpeted flooring, fitted wardrobes and a window to the front elevation.

Bathroom 8'7" x 9'10"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the side elevation.

Landing

Surrounding doors provide access into;

Bedroom Two 11'10" x 12'3"

With carpeted flooring, fitted wardrobes and a window to the rear elevation.



Bedroom Three 8'10" x 12'3"

With carpeted flooring and a window to the front elevation.

Outside

The front of the property features a laid lawn, mature shrubs, a large driveway, and a garage. The rear garden offers a generous lawn, patio seating area, and is surrounded by shrubs and mature trees, providing a private and inviting outdoor space.

Garage 10'3" x 20'0"

Accessible from the front and side elevation.





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	65	75
(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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