



Guide Price £180,000 Freehold

168 SELWYN STREET | HILLSTOWN, BOLSOVER | CHESTERFIELD | S44 6LT

**BuckleyBrown**  
ESTATE AGENTS



\*\*\* GUIDE PRICE £180,000 - £190,000 \*\*\*

TURN THE KEY, START THE STORY...Situated in the quaint area of Hillstown, Bolsover, Chesterfield, this delightful semi-detached bungalow on Selwyn Street offers a perfect blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities and the picturesque countryside, making it an excellent choice for those seeking a peaceful yet connected lifestyle.

Upon entering the bungalow from the rear, you have access to both the bright and airy sunroom and a separate utility room. The sunroom then provides entry into the rest of the home, creating a welcoming transition space perfect for relaxing. From here, you are led into the inviting living room, which offers a warm and comfortable atmosphere with plenty of natural light. The well-appointed kitchen is conveniently located nearby, making meal preparation easy, while the thoughtfully designed bathroom completes the ground floor with all essential amenities close at hand.

The bungalow boasts two spacious bedrooms, each offering a serene retreat for rest and relaxation. These rooms are generously sized, providing plenty of space for furnishings and personal touches. Additionally, the huge loft space presents an exciting opportunity for expansion or creative use, whether it be a home office, playroom, or additional storage.

Outside, the property features shared front access leading to a driveway at the rear, providing convenient off-road parking. A garage offers further storage solutions, while a small shed is ideal for garden tools or outdoor equipment. The rear garden is a gardener's dream, boasting an array of mature shrubs, plants, and generous planting spaces that create a peaceful and vibrant outdoor retreat. Functional yet inviting, this outdoor area is perfect for enjoying fresh air and sunshine, making this charming bungalow a true embodiment of comfortable living in a desirable location.





### Utility

Utility area on entrance with cupboards and space for appliances..

### Sun Room 13'2" x 9'5"

Patio door to the rear elevation, complemented by surrounding windows that allow plenty of natural light to flow in.

### Living Room 12'6" x 10'9"

Carpeted living room with central heating radiator, feature fireplace, and windows to the side and front elevation.

### Kitchen 10'5" x 13'2"

Matching cabinets with ample worktop space above, an inset sink and space for appliances, window to the side elevation along with a side door.

### Bathroom 9'5" x 4'11"

Three piece suite with bath and shower over, low flush WC and hand wash basin.

### Hall

Hallway running through the middle of the bungalow.

### Bedroom One 12'11" x 11'1"

Spacious master bedroom with central heating radiator, built in wardrobe's, and a window to the side elevation.

### Bedroom Two 13'0" x 8'8"

Spacious second bedroom with central heating radiator, built in wardrobe's, and a window to the side elevation.

### Outside

The property features a large driveway

with space for multiple cars, while the rest boasts a well-maintained garden filled with natural greenery and shrubs, complete with a central footpath leading through the middle.








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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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