



37 Croft House Way,
Bolsover, S44 6FF

ASKING PRICE

£197,000

W
WILKINS VARDY

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£197,000

THREE BED SEMI - MODERN KITCHEN & SHOWER ROOM - LANDSCAPED GARDENS - CUL-DE-SAC POSITION

This charming semi detached house could be your next dream home! This delightful property boasts 735 sq. ft. of well appointed living space, perfect for a growing family. As you step inside you will find a modern kitchen/diner and a cloaks/WC. At the rear of the property there is a cosy reception room with French doors opening to a landscaped garden. With three bedrooms and a modern shower room, this property combines contemporary design with practicality, providing a comfortable and stylish living environment.

Occupying a cul-de-sac position and benefitting from an attached garage and driveway, the property is well placed for accessing the local amenities in Bolsover, and readily accessible for transport links towards Chesterfield, Mansfield and the M1 Motorway.

Don't miss out on the opportunity to make this lovely house your own - book a viewing today and start picturing your life in this wonderful home on Croft House Way!

- Well Appointed Semi Detached House in Cul-de-Sac Position
- Good Sized Living Room with French doors opening to the Rear Garden
- Ground Floor Cloaks/WC
- Modern Kitchen/Diner
- Three Bedrooms
- Re-Fitted Shower Room
- Attached Garage & Driveway
- Mature Landscaped Gardens
- EPC Rating: C

General

Gas central heating (Ideal Vogue Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 68.2 sq.m./735 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Fitted with hardwood flooring. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.
Hardwood flooring.

Re-Fitted Kitchen/Diner

16'1 x 7'9 (4.90m x 2.36m)
Fitted with a range of cream wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.
Inset 1½ bowl single drainer ceramic sink with mixer tap.
Space is provided for a range cooker, having a stainless steel splashback and fitted extractor hood over.
Integrated dishwasher.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Cushioned vinyl flooring and downlighting.

Living Room

13'7 x 10'10 (4.14m x 3.30m)
A good sized reception room, spanning the full width of the property. Fitted with hardwood flooring and having uPVC double glazed French doors which overlook and open to the rear garden.

On the First Floor

Landing

With larger than average loft access hatch which has a pull down ladder to a part boarded roof space with lighting.

Bedroom One

13'7 x 8'3 (4.14m x 2.51m)
A good sized double bedroom, having two windows overlooking the front of the property.
There is also a built-in cupboard and fitted shelving.

Bedroom Two

12'6 x 7'3 (3.81m x 2.21m)
A good sized rear facing double bedroom having fitted shelving.

Bedroom Three

9'0 x 6'1 (2.74m x 1.85m)
A rear facing single bedroom, currently used as a study.

Re-Fitted Shower Room

Being fully tiled and fitted with a contemporary white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a concealed cistern WC.
Tiled floor.

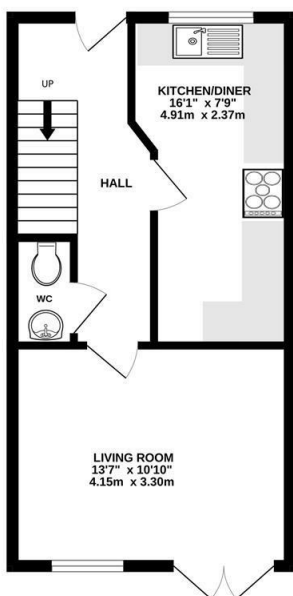
Outside

A gravelled driveway provides off street parking and leads to the Attached Single Garage having an 'up and over' door, light, power and a rear personnel door. The front garden has mature shrubs and a paved path leading up to the front entrance door.

To the rear of the property there is an attractive enclosed landscaped garden comprising of a generous paved patio with greenhouse. Two steps lead up to a decorative pebble bed with shrubs, and a further step leads up to a lawn with mature plants, shrubs and trees.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliance, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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