



## 125 HILL TOP BOLSOVER, S44 6NN

£175,000  
FREEHOLD

\*\*\*\*GUIDE PRICE £175,000-£180,000\*\*\*\*

Selling with NO CHAIN is this spacious, three bedroom end-terraced property offers character and versatile living across three floors, making it ideal for first time buyers or growing families. Located close to the historic Bolsover town centre, the property is well served by a range of local amenities including shops, bars, restaurants, and supermarkets. The property also benefits from excellent transport links, with the M1 motorway a six minutes drive away and Chesterfield railway station (fourteen minutes drive), offering rail services to London and cities all over the country. This ideal home welcomes you via an entrance hall, leading to a well-proportioned living room and a separate dining room, both enhanced by charming solid oak beams to the chimney breast. The ground floor also benefits from a fitted kitchen with Rangemaster cooker and access to a useful cellar. To the first floor are two bedrooms and a family bathroom suite. The top floor hosts a generous master bedroom complete with en-suite facilities. Externally, the property boasts an extensive rear garden, mainly laid to lawn, along with a summer house with power and a further outbuilding providing additional storage.

Kendra  
Jacob

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JBS Estates

# 125 HILL TOP

• \*\*\*\*GUIDE PRICE £175,000-£180,000\*\*\*\* • NO CHAIN • THREE BEDROOMS • THREE FLOORS • TWO BATHROOMS • CELLAR • SUMMER HOUSE WITH POWER BEING IDEAL FOR A PLAYROOM, OFFICE OR STUDIO • SPACIOUS PROPERTY WITH CHARACTER • SURROUNDED WITH GREAT AMENITIES • IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILIES



## ENTRANCE HALL

Spacious hallway featuring a front-facing UPVC entrance door, laminate flooring, and a central heating radiator.

## LIVING ROOM

A bright and inviting living space with a front-facing double-glazed bow window, laminate flooring, central heating radiator, power points, and a charming solid oak beam on the chimney breast.

## DINING/SNUG ROOM

Generous dining area with a rear-facing double-glazed window, central heating radiator, and feature solid oak beam on the chimney breast. Provides access to the cellar.

## KITCHEN

Fitted with a range of wall and base units and work surfaces incorporating a stainless steel sink and drainer. Includes a Rangemaster cooker with stainless steel splashback and extractor hood above, wine rack, and tiled splashbacks. Space and plumbing for a washing machine, tiled flooring, rear-facing double-glazed windows, and a UPVC door giving access to the garden.

## CELLAR

Useful utility space with plumbing for a washing machine, along with power and lighting.

## FIRST FLOOR-LANDING

Access to bedrooms and bathroom.

## BEDROOM TWO

A well-proportioned room with a front-facing double-glazed window offering fantastic views. Additional

features including a central heating radiator, fitted wardrobes and drawers, and power points.

## BEDROOM THREE

With a rear-facing double-glazed window, built-in storage cupboard housing the central heating boiler, TV point, and power points.

## BATHROOM

A three-piece suite comprising a panelled bath, a wash hand basin set within a vanity unit, and a low-flush WC, all finished in a wood-effect style. Additional features include partially tiled walls, an extractor fan, and a central heating radiator. The room also benefits from a wall-mounted cupboard, providing useful storage space.

## SECOND FLOOR

### BEDROOM ONE

A spacious and impressive master bedroom with a double-glazed window and additional Velux windows giving amazing views to the front elevation, and a further rear facing Velux window providing plenty of natural light. Features include built-in storage, TV point, power points, and central heating radiators. Access to the en-suite.

### EN SUITE

A fully tiled suite comprising a shower enclosure, wash hand basin, low flush WC, extractor fan, central heating radiator, and tiled flooring.

## EXTERNAL

To the front of the property is a well-maintained lawned garden with secure gated access leading to the rear. To the

rear, there is an extensive, mainly laid-to-lawn garden enclosed by fenced boundaries, featuring a paved patio area and outside tap. The garden further benefits from a summer house and a separate outbuilding, providing useful additional storage.

#### SUMMER HOUSE

Equipped with power and lighting. Ideal for use as a home office, studio, or relaxation space.

#### LOCATION

Superbly located close to the beautiful Bolsover town centre, the property is within easy reach of a variety of shops, bars, restaurants, and supermarkets. A short walk away lies the stunning 17th-century Bolsover Castle, offering panoramic views and a glimpse into the area's rich heritage. Transport links are excellent, with the M1 motorway just a four-minute drive away and Chesterfield train station reachable in only 14 minutes, providing convenient rail access to both London and the North. Bolsover hosts one of the UK's biggest annual lantern parades.

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## ADDITIONAL INFORMATION

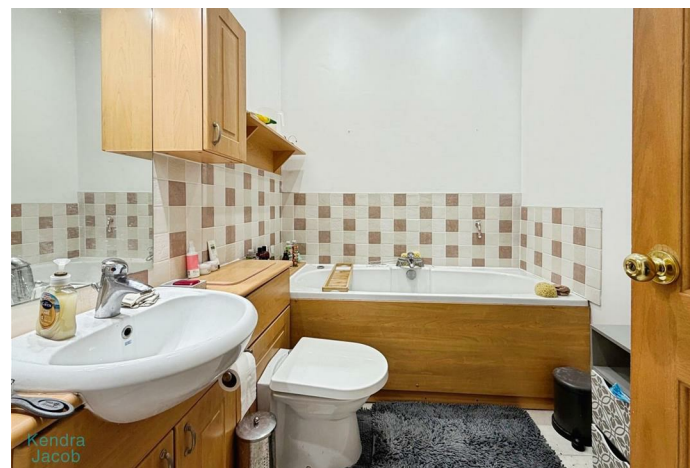
**Local Authority** – Bolsover

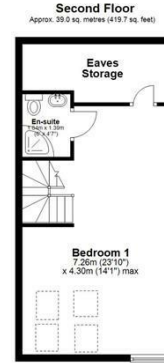
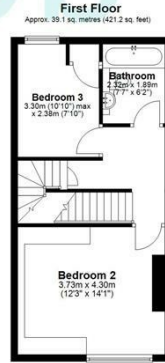
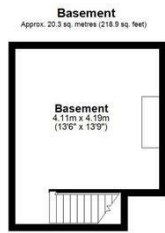
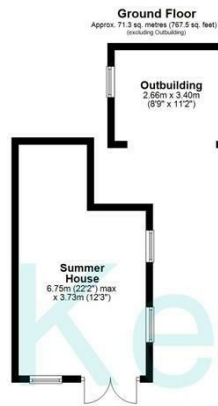
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 1827.30 sq ft

**Tenure** – Freehold

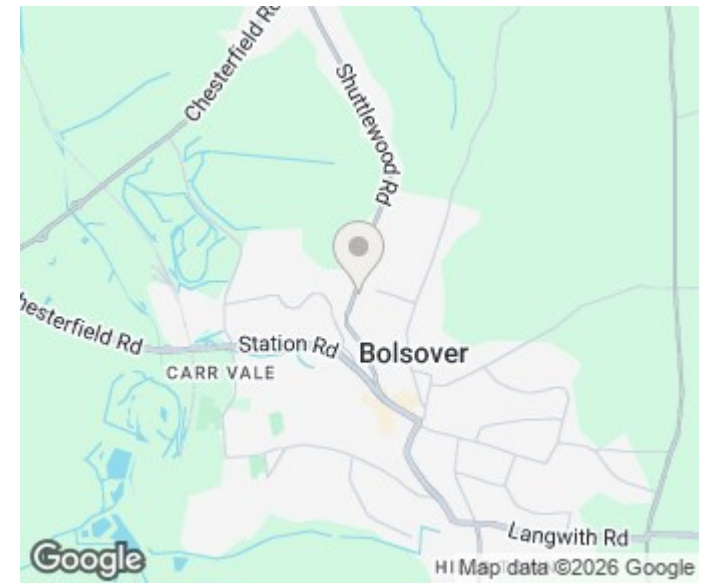




Total area: approx. 169.8 sq. metres (1827.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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