



**w****ards**  
estate agents

**7 Pearson Gardens**

Bolsover, Chesterfield, S44 6JX

**Guide price £210,000**

## 7 Pearson Gardens

Bolsover, Chesterfield, S44 6JX

Guide Price £210,000 - £220,000

Offered to the open market with NO CHAIN! Early Viewing is Highly Recommended of this well presented and well maintained TWO DOUBLE BEDROOM DETACHED BUNGALOW, situated in this peaceful cul-de-sac in Bolsover on a generous garden plot. This is certainly not one to miss! Perfect if you are looking to downsize or for something set in a quiet, semi-rural location. Located in the market town of Bolsover, there are fantastic links to neighbouring villages and the M1.

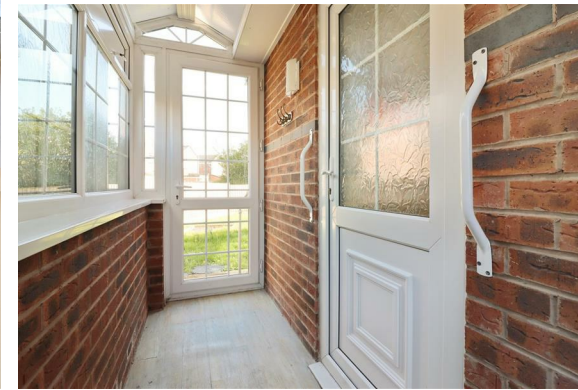
Well presented and maintained the accommodation benefits from gas central heating with a Combi boiler, has 25 solar panels and uPVC double glazed windows/facias/soffits/dry ridges. Internally comprises of front entrance hallway, front family reception room, rear dining kitchen with integrated appliances and access to the rear conservatory and side porch- both provide doors to the rear gardens. Main double bedroom with part tiled en suite shower room, second double bedroom and re-fitted wet shower room with 3 piece suite.

Generously proportioned enclosed rear gardens surround the bungalow. Large front open plan lawns with pebble laid borders. Tarmac driveway provides ample parking for 2/3 vehicles and leads to the detached single brick garage. Wrought iron attractive railings and side secure gate lead to the rear gardens.

Substantially fenced rear boundaries with mature areas of lawn, paved patio areas with plum slate decorative setting. Paved pathways and outside water tap.

### Additional Information

Gas Central Heating-Combi boiler  
Cavity Wall Insulation  
uPVC Double Glazed Windows  
uPVC facias/soffits/guttering/dry ridges  
Gross Internal Floor Area-105.3 Sq.m/1133 Sq.Ft.  
Council Tax Band -C  
Secondary School Catchment Area -The Bolsover School





### **Additional Information-Solar Panels**

25 Solar Panels(owned by a third party with a 25 year lease with A Shade Greener Ltd) Commenced on 23rd February 2011

### **Entrance Hall**

Front uPVC entrance door into the spacious hallway with access doors to accommodation. Stylish herringbone style flooring. Radiator Cover. Consumer unit. Access to the insulated loft space where the Combi boiler is located. Glazed French doors into the reception room.

### **Dining Kitchen**

15'11" x 11'9" (4.85m x 3.58m)

Comprising of a range of base and wall units with complimentary work surfaces, inset ceramic sink and tiled splash backs. Integrated electric oven, microwave and gas hob. Integrated washer and fridge freezer. Continental styled tiled floor. Radiator cover. Side uPVC door to the side Porch. French doors into the Conservatory.



### **uPVC Conservatory**

9'5" x 8'0" (2.87m x 2.44m)

Spacious uPVC conservatory which enjoys views over the rear gardens. Tiled floor and fitted window blinds. French doors onto the gardens.

### **Side uPVC Porch**

7'4" x 4'1" (2.24m x 1.24m)

With obscure glazed windows. uPVC part glazed doors lead both to the front of the property and to the rear.



### **Reception Room**

15'11" x 14'7" (4.85m x 4.45m)

Nicely presented family living room which benefits from plenty of natural light from the two front aspect windows. Feature fireplace with marble back and hearth & gas fire. Herringbone style flooring, radiator cover.

### **Front Double Bedroom One**

11'1" x 11'0" (3.38m x 3.35m)

Main double bedroom with front aspect window. Complimentary Herringbone style flooring. Radiator cover. Access to en suite.

### **Partly Tiled En - Suite**

8'4" x 3'5" (2.54m x 1.04m)

Comprising of a 3 piece suite which includes shower cubicle with mains shower and screen, pedestal wash hand basin and low level WC> Radiator cover.

### **Rear Double Bedroom Two**

11'8" x 8'5" (3.56m x 2.57m)

A second double bedroom with eood effect laminate flooring.





### **Wet Shower Room**

**8'9" x 8'2" (2.67m x 2.49m)**

Comprising of fully panelled walling, disability shower area with mains shower, low level WC and half pedestal wash hand basin. Chrome heated towel rail.

### **Outside**

Generously proportioned enclosed rear gardens surround the bungalow. Large front open plan lawns with pebble laid borders. Tarmac driveway provides ample parking for 2/3 vehicles and leads to the detached single brick garage. Wrought iron attractive railing and side secure gate lead to the rear gardens.

Substantially fenced rear boundaries with mature areas of lawn, paved patio areas with plum slate decorative setting. Paved pathways and outside water tap.



### **Detached Single Brick Garage**

**16'0" x 10'2" (4.88m x 3.10m)**

With power and lighting and rear uPVC personal door onto the driveway. EV charging point.



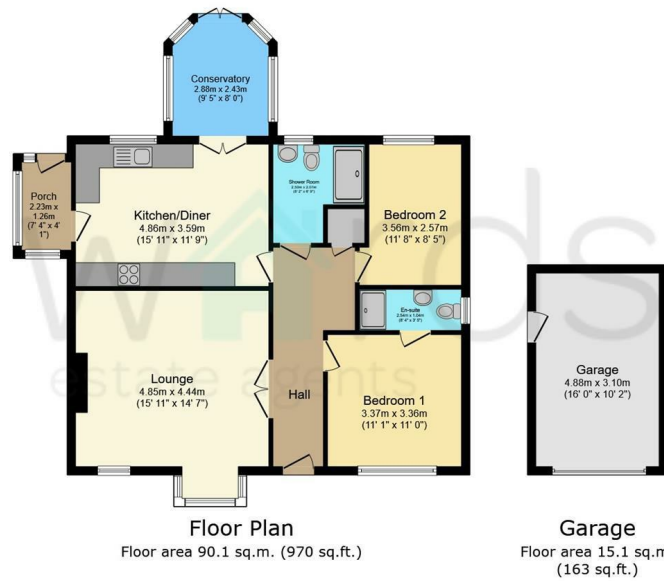
### **School catchment areas**

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

## Floor Plan



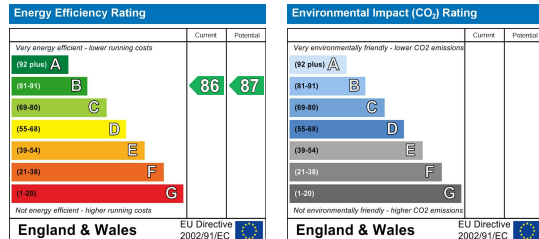
Total floor area: 105.3 sq.m. (1,133 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

## Area Map



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, 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.

