



**Springfield Crescent, Bolsover Chesterfield S44 6RY**

**welcome to**

## **Springfield Crescent, Bolsover Chesterfield**

\*Guide Price - £100,000 - £110,000\* A three-bedroom mid-terrace home with a bright full-length lounge and rear kitchen on the ground floor. Upstairs are a main bedroom, a flexible second room, a smaller third bedroom, and a central bathroom, all arranged for simple, everyday living.

### **Porch**

This home begins with a cosy enclosed porch that creates a sheltered transition from outside to inside. It's the kind of space that naturally becomes home to coats, shoes, or a small bench.

### **Hall**

Stepping through the porch brings you into the hall, a compact central point that leads directly to the lounge and kitchen, with the staircase rising to the first floor.

### **Lounge**

The lounge stretches the full depth of the house, giving it a long, open feel. Its size makes it easy to divide into different zones, whether that's a cosy seating area, a dining space, or a mix of both. With double glazed windows at either end, it makes this a bright, welcoming room.

### **Kitchen**

At the rear of the ground floor sits the kitchen, a well proportioned room with space for full cabinetry and appliances. Depending on the layout, it's position at the back gives it a quieter, more private feel, with a view of the garden.

### **Landing**

Upstairs, the landing connects all three bedrooms and the bathroom. It's a simple, functional space that keeps the upper floor easy to navigate.

### **Bedroom 1**

The main bedroom is a comfortable double room at the front of the house. Its proportions make it easy to furnish with wardrobes, drawers, and a full-sized bed without feeling cramped.

### **Bedroom 2**

The second bedroom is longer and slightly narrower, giving it a versatile layout. It can work as a second double, a generous single, or even a room with a dedicated dressing or study area thanks to its length.

### **Bedroom 3**

The third bedroom is smaller and best suited as a single room, nursery, or home office. Its size makes it practical for someone who doesn't need a large sleeping space.

### **Bathroom**

The bathroom sits centrally at the top of the stairs and offers the standard family setup with a shower over bath, toilet, and sink. It's location makes it easily accessible from all bedrooms.

### **Front Garden**

The front garden has generous lawn space, setting the house back from the road and giving it a sense of openness as you approach.

### **Rear Garden**

The rear garden is even more impressive, offering a substantial stretch of outdoor space with both lawn and concrete features that are perfect for families or entertaining.

### **Agents Note**

This property is of a non-standard construction type. Please contact the agent for more information.





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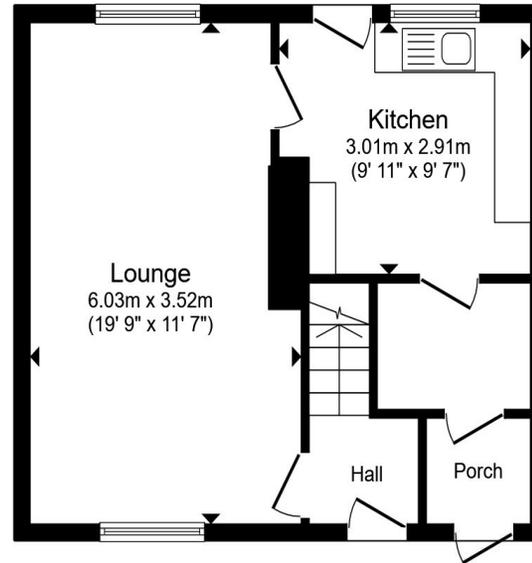
## Springfield Crescent, Bolsover Chesterfield

- Council Tax Band - A
- Guide Price - £100,000 - £110,000
- Three Bedrooms
- Front & Rear Garden
- Good For Commuters

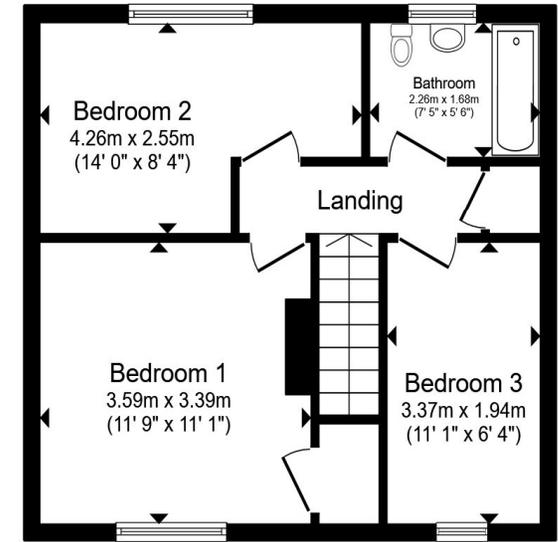
Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£100,000**



Ground Floor



First Floor

Total floor area 80.0 m<sup>2</sup> (861 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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