



5 Railway Cottages Chesterfield Road,
Bolsover, S44 6BU

OFFERS IN EXCESS OF

£220,000

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WILKINS VARDY

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EXTENDED FAMILY HOME IN SEMI RURAL LOCATION

Located on the outskirts of Bolsover, is this superb four double bedroomed, two 'bathroomed' semi detached house, which has been extended to the side to provide generously proportioned and tastefully appointed living space, including two reception rooms and a breakfast kitchen with a Rayburn solid fuel range.

The property, which also benefits from a large integral garage and a useful summer house/workshop, is conveniently situated for Peter Fidler Nature Reserve and the local amenities in Bolsover, whilst being easily accessible for commuter links into Chesterfield and for the M1 Motorway, J29A.

- Extended Semi Detached House
- Two Reception Rooms
- Cloaks/WC
- En Suite & Family Bathroom
- Brick Built Summer House/Workshop
- Solid Fuel Heating
- Breakfast Kitchen
- Four Double Bedrooms
- Large Integral Garage
- EPC Rating: F

General

Rayburn Aga solid fuel heating system (gas is available at the property)
uPVC double glazed windows and doors
Gross internal floor area - 152.7 sq.m./1643 sq.ft. (including Garage)
Council Tax Band - A
Secondary School Catchment Area - The Bolsover School

On The Ground Floor

Entrance

Accessed through French doors which lead into the ...

Dining Room/Conservatory

19'9 x 11'10 (6.02m x 3.61m)
A good sized room having a tiled floor and perspex roof. This room also has a built in storage area and a door leading into the ...

Cloaks/WC

Fitted with a 2-piece suite comprising of a low flush WC and hand wash basin.
Tiled floor.

Breakfast Kitchen

20'5 x 11'0 (6.22m x 3.35m)
Being part tiled and fitted with a range of solid oak wall, drawer and base units with granite work surfaces and upstands.
Inset Belfast sink with mixer tap.
Integrated appliances to include a dishwasher, washing machine, fridge, freezer and microwave. There is also a Rangemaster cooker
There is also a built-in Rayburn solid fuel range.
Feature solid wood beams to the ceiling with cross beams.
Tiled and laminate flooring.
A squared opening leads through into the ...

Living Room

12'0 x 11'0 (3.66m x 3.35m)
A front facing reception room having a feature brick corner fireplace with stone lintel, tiled hearth and electric fire.
An open plan staircase rises to the First Floor accommodation, and an internal fire door leads through into the Integral Garage.

On The First Floor

Landing

Having two loft access hatches, one of which has a pull down ladder giving access to a part boarded roof space with lighting.

Master Bedroom

13'3 x 10'7 (4.04m x 3.23m)
A good sized dual aspect double bedroom with a door leading through into the ...

En Suite Shower Room

Fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, wash hand basin and low flush WC.
Chrome heated towel rail and tiled flooring.

Bedroom Two

12'0 x 11'0 (3.66m x 3.35m)
A second good sized front facing double bedroom.

Bedroom Three

11' x 11' (3.35m x 3.35m)
A rear facing double bedroom having a range of fitted wardrobes and shelving along one wall.

Bedroom Four

11'11 x 8'3 (3.63m x 2.51m)
A rear facing double bedroom.

Family Bathroom

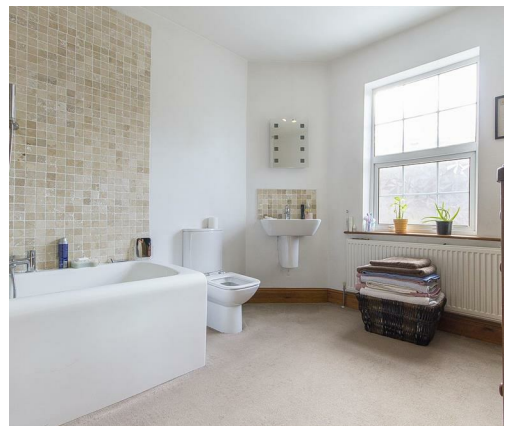
A spacious room, being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, semi pedestal wash hand basin and low flush WC.

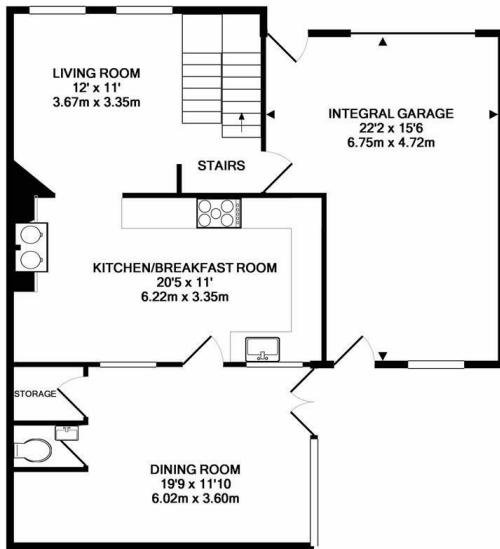
Outside

The property is approached via a service road off Chesterfield Road, where a set of double wrought iron gates open onto a concrete drive providing ample off street parking and leading to the car port and integral garage having an electric roller door and personal doors to the front and rear.
There is also a walled lawned garden.

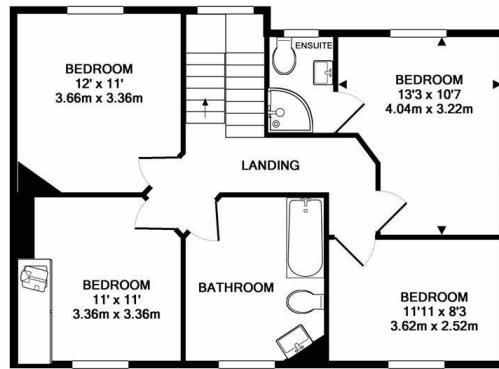
To the side of the property there is a raised lawned garden split by a paved footpath which leads to a brick built summer house/workshop, currently used as kennels. There are also double gates giving access to this area.

To the rear there is a concrete courtyard/seating area.





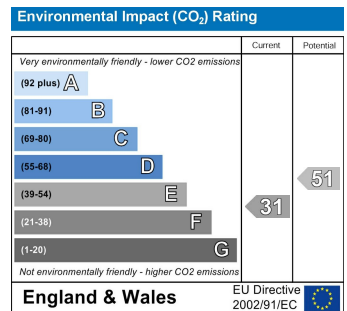
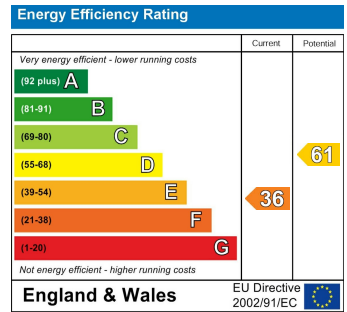
GROUND FLOOR
APPROX. FLOOR
AREA 942 SQ.FT.
(87.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 701 SQ.FT.
(65.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1643 SQ.FT. (152.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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RICS



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, gas fire, kitchen appliances, 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

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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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