

# THE NO COMMISSION ESTATE AGENT.

# Sell<sup>and</sup> save



**Hill Top, Bolsover, Chesterfield, S44 6NN**

**Offers in excess of £320,000**

DETACHED STYLISH FAMILY HOME.....only on internal inspection will you appreciate the quality, size, presentation and location of this fabulous detached four bedroom family home. Positioned with outstanding sweeping views overlooking Bolsover valley and with easy access to local amenities, the Town Centre and transport links. The current owners have upgraded this property to a fantastic standard creating an attractive family home. The property benefits from a useful entrance porch, modern breakfast kitchen / garden room with double oven, microwave, boiling / filter tap, 4 ring induction hob, dishwasher and fridge freezer and includes bifold doors leading onto the garden. Downstairs continues with a spacious utility room, store room plus a downstairs wc. The first floor has four generous bedrooms, a luxurious family bathroom with jacuzzi bath and the master bedroom includes Juliette balcony and a contemporary ensuite shower room. Externally is an extensive fully enclosed rear garden with patio for outdoor entertaining, large lawned area and outbuilding being used as a gym. The property has double glazing, high quality flooring, quality kitchen and bathrooms and is gas central heated with an advanced alarm / sensor system. Call us to view today!



ENSUITE SHOWER ROOM



KITCHEN / GARDEN ROOM

ENTRANCE PORCH

There is a double glazed door leading into a small entrance porch which has tiled flooring

LOUNGE

5.06m x 4.63m (16'7" x 15'2") A lovely room with square double glazed bay overlooking the Bolsover valley. There is a feature fireplace with oak beam mantle, radiator and quality wood flooring.

DINING ROOM

3.79m x 3.21m (12'5" x 10'6") With a feature square double glazed window with inset seating. There is a glass three sided bespoke gas log fire, wood flooring and a radiator.

KITCHEN / GARDEN ROOM

5.42m x 4.22m / 3.68m x 2.92m (17'9" x 13'10" / 12'1" x 9'7") A stunning room fitted to a high specification with a centre island / breakfast bar housing an induction hob. The kitchen area has a double oven and microwave, wine cooler, integrated fridge and freezer and ample work surface and storage space with soft close doors. There is quality flooring and the kitchen is open plan into the seating area which has a reclaimed brick feature wall, old school radiator tv point and bi-fold double glazed doors which open onto the garden.

UTILITY ROOM

3.61m x 3.16m (11'10" x 10'4") A spacious area with sink and drainer, instant hot water tap with water filter, ample work surfaces and plenty of cupboard / storage space. There is a wall mounted combi-boiler and an additional spacious room for storage with a uPVC door to the side aspect.

DOWNSTAIRS WC

1.91m x 1.18m (6'3" x 3'10") With a low level wc, wash hand basin and tiled flooring

FAMILY BATHROOM

3.59m x 2.00m (11'9" x 6'7") A good sized room with a double deep sunken jacuzzi bath, low level wc, wash hand basin, quality tiling, down lights and a chrome heated towel rail

MASTER BEDROOM

5.98m x 4.27m (19'7" x 14'0") A light room overlooking the garden with full length double glazed doors opening to a Juliet balcony, feature reclaimed brick wall, fitted wardrobes,tv point and vertical wall mounted radiator.

ENSUITE SHOWER ROOM

3.61m x 3.16m (11'10" x 10'4") A luxury suite with double walk in shower cubicle having a rainfall shower, low level wc, feature freestanding wash hand basin. The floor is tiled and the walls have partial tiling .There is a chrome heated towel rail.

BEDROOM TWO

4.24m x 3.80m (13'11" x 12'6") A large double room with double glazed window overlooking the front views, There are fitted wardrobes, coving to the ceiling and a radiator.

BEDROOM THREE

3.80m x 3.61m (12'6" x 11'10") Another sizable room with double glazed window to the front, fitted range of wardrobes, coving and a radiator.

BEDROOM FOUR

3.37m x 2.26m (11'1" x 7'5") With a double glazed window to the side and radiator

STORAGE / GYM

Currently used as a gym but could be utilised for many purposes with a double glazed door, power and light.

GENERAL

Tenure ; Freehold  
Gross internal floor area: 1917sq ft / 178sq m  
Double glazing  
Gas central heating ( combi boiler)  
Council tax band C  
Loft partially boarded

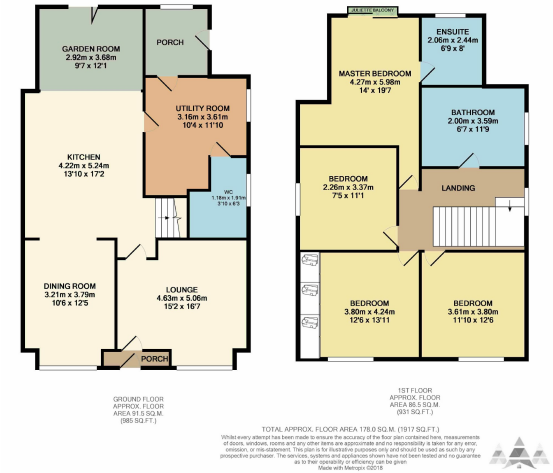
OUTSIDE

The property has a paved front allowing off road parking. A shared drive then leads to space for another car at the rear. An extensive garden with raised decking, large fenced off lawned area and to the rear is a large play area with timber chippings and leads to the store.

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MASTER BEDROOM



FLOOR PLAN

