

HUNTERS®

HERE TO GET *you* THERE



100a Chesterfield Road, Shuttlewood, Chesterfield, S44 6QN

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- HUGE DEVELOPMENT POTENTIAL
- SUBSTANTIAL, STUNNING & CHARACTERISTIC
- SET ACROSS 3 FLOORS
- 3 / 4 BED DETACHED HOUSE
- EXCELLENT LINKS TO M1 & BOLSOVER
- VIEWING IS A MUST

Tel: 01246 540540

Guide Price £375,000



HUGE POTENTIAL ON THIS SUBSTANTIAL, STUNNING & CHARACTERISTIC THREE / FOUR BEDROOMED DETACHED HOUSE WITH SHOP FRONTAGE.

Excellent links to Markham Vale junction 29A & 30, conveniently located close to the redevelopment of the old coalite site and quaint village of Bolsover.

The property comprises:- front entrance hall / shop, LARGE INTEGRAL GARAGE / WORKSHOP, rear utility room / kitchen & ground floor WC.

Accessed from the ground floor is a cellar which is great for storage.

On the first floor:- living / kitchen area, bedroom, bathroom, separate office / bedroom with ensuite.

The second floor (access by two separate staircases) are two further bedrooms.

Exceptional building potential to rear plot, potential for additional living area in existing building and annex conversion to rear garages - all subject to planning.

Substantial house larger than average three/four bedroom house with workshop/shop/office with shop frontage with excellent parking facilities to the rear with garages/outbuildings.

Huge potential and exceptional plot to the rear - currently used as a yard/garden.

Unique features to the house with larger than average rooms and original features.

Fantastic 2800sqft of space with views over fields and Bolsover Castle to the rear.

Owner currently has a residential mortgage on the property but is ideal for mixed business and residential use - GREAT SCOPE FOR DEVELOPMENT.

The property would make an ideal purchase for an investor, developer or business owner requiring combined workshop / sales area with accommodation.

FREEHOLD.

We understand the council tax band is A under Bolsover District Council.

CALL HUNTERS NOW TO VIEW THIS RARE OPPORTUNITY.

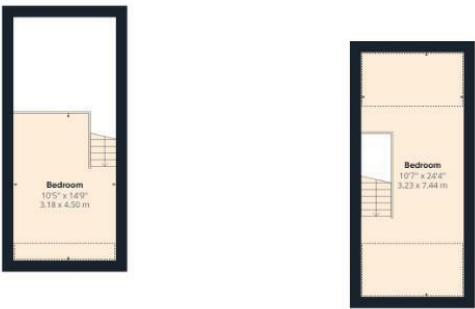
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Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1

Approximate total area⁽¹⁾
 2865.24 ft²
 266.19 m²

Reduced headroom
 141.72 ft²
 13.17 m²


(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

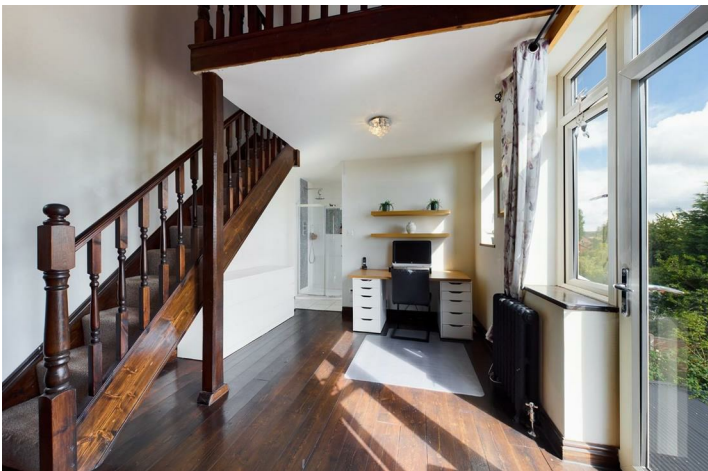
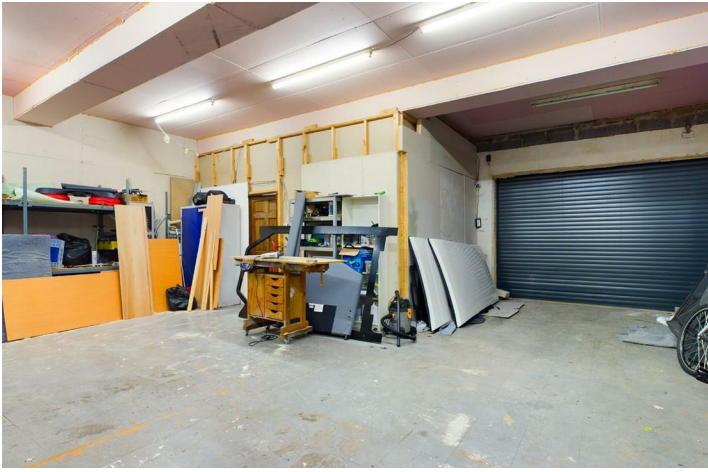
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







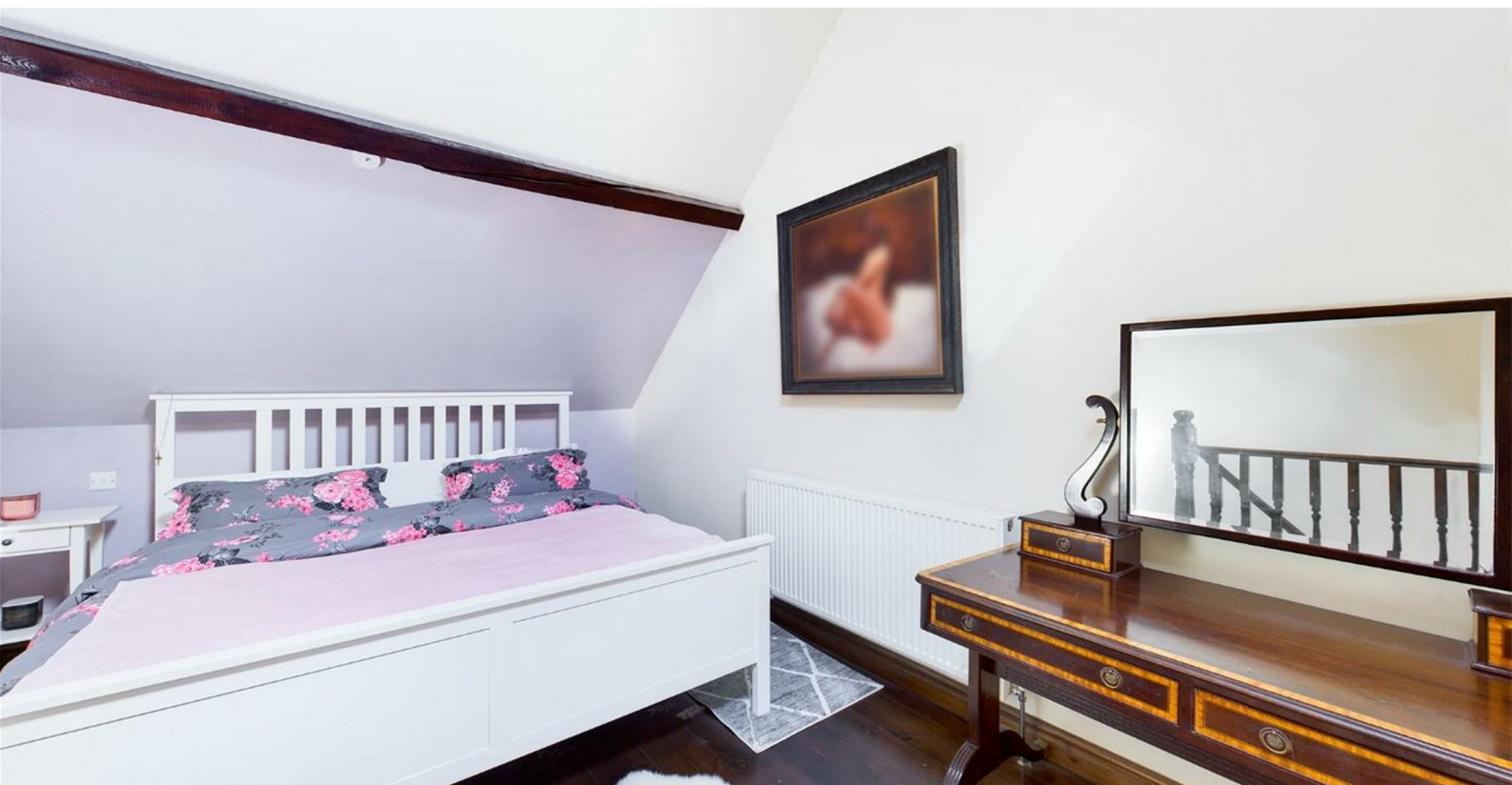
Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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