



17 West View, Hillstown, Bolsover, Chesterfield, S44 6LJ

- STUNNING THREE BED SEMI
- EXTENDED - PRIVATE PLOT
- DETACHED GARAGE
- CUL DE SAC LOCATION
- DRIVEWAY PARKING
- SOUTH FACING GARDEN

Offers In The Region Of £200,000

HUNTERS[®]
HERE TO GET *you* THERE

**SIMPLY STUNNING, EXTENDED BAY WINDOWED
THREE BEDROOM SEMI - A MUST VIEW FAMILY
HOME READY TO MOVE STRAIGHT INTO.**

Ideally situated within minutes walk of Bolsover Secondary School, easy access to M1 & close to all local amenities including shops, pharmacy, hairdressers, restaurants & more in Bolsover Village plus the famous Bolsover Castle.

Modern & contemporary throughout with new roof!

Tucked away in a cul-de-sac location, this home comprises:- open porch, entrance hall, bay windowed lounge open into the modern kitchen with extension with doors out onto the rear garden, utility room & downstairs shower room / WC.

On the first floor are three double bedrooms & combined, tiled bathroom / WC.

Gas central heating (combi boiler) & uPVC double glazed.

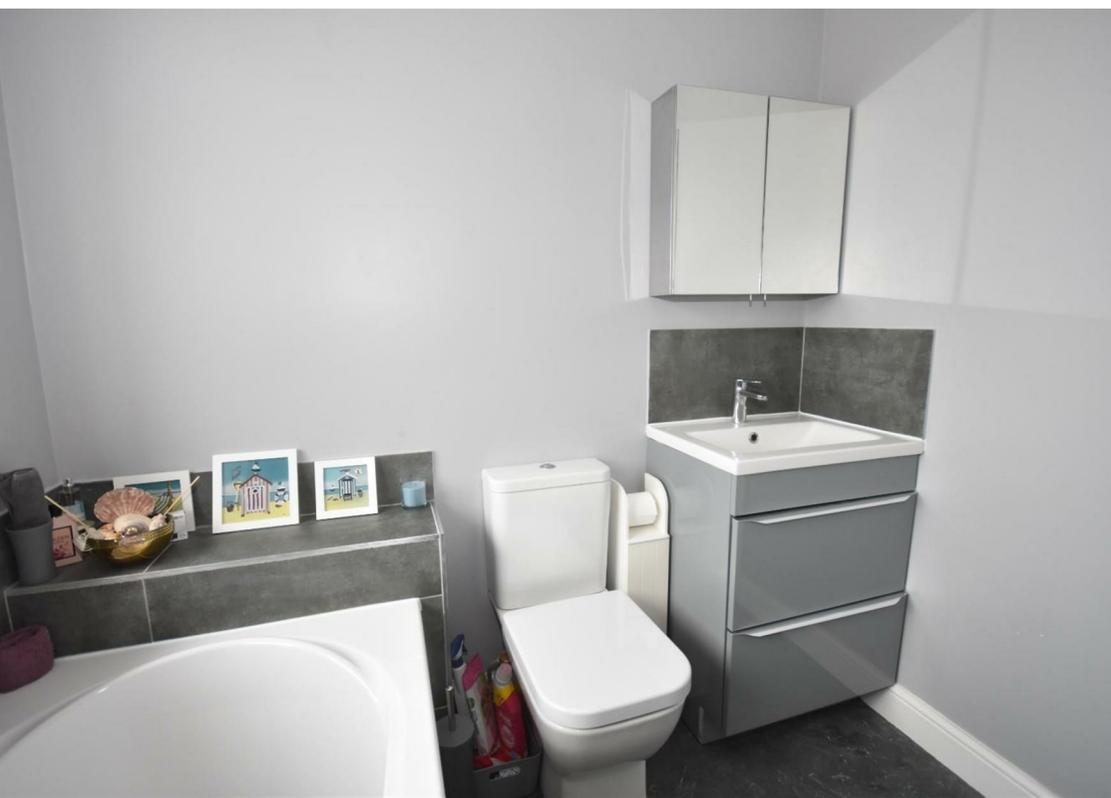
Outside sees driveway parking for multiple cars, detached garage & private, south facing rear garden.

FREEHOLD.

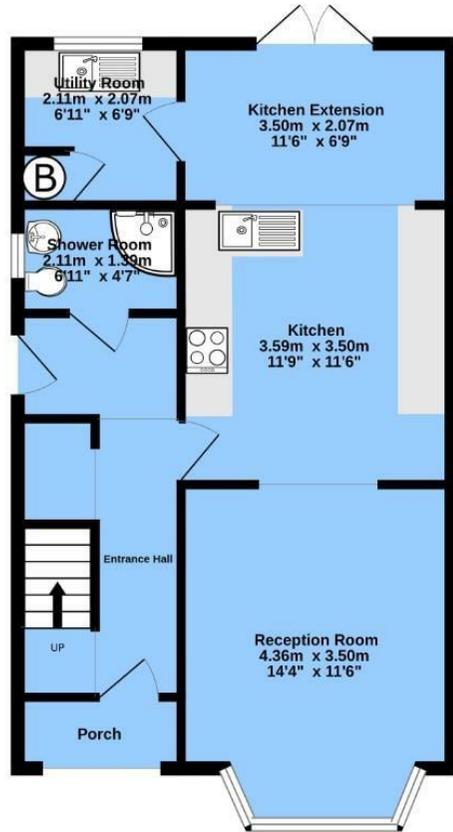
Council tax band B under Bolsover District Council.

**BOOK YOUR VIEWING NOW - CALL HUNTERS -
PHONES ANSWERED 24/7!**

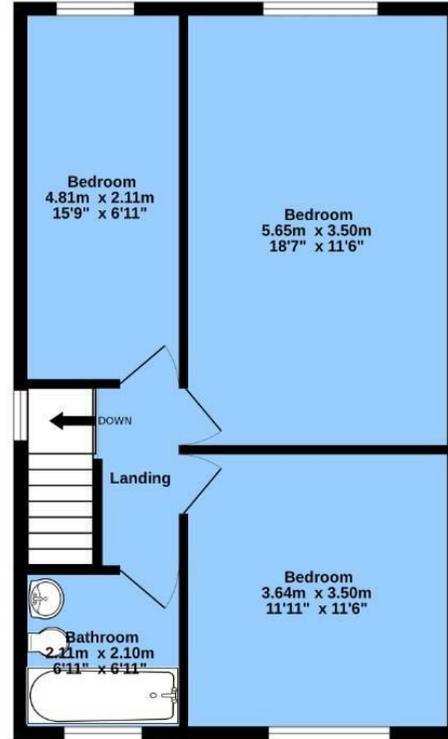




GROUND FLOOR
53.7 sq.m. (578 sq.ft.) approx.



1ST FLOOR
52.1 sq.m. (561 sq.ft.) approx.



TOTAL FLOOR AREA: 105.9 sq.m. (1140 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 540540 Email:
Chesterfield@hunters.com <https://www.hunters.com>