



## 5 Quarry Road, Bolsover, Chesterfield, S44 6NT

- DETACHED FAMILY HOME
- SPACIOUS DRIVEWAY
- LOUNGE WITH LOG BURNER
- MODERNISED OVER THE YEARS
- OFFERED WITH NO UPWARD CHAIN.
- 4 DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- SPACIOUS KITCHEN DINER
- CALL HUNTERS NOW

**Offers In The Region Of £340,000**



Located in the delightful village of Bolsover, is this superbly presented four bedroom detached family home. OFFERED WITH NO UPWARD CHAIN.



Located on a quiet side street not too far away from the village centre. The property has been lovingly modernised and decorated over recent years and is now available for sale.

The property occupies a large southerly facing plot with substantial private gardens. At the front of the property is a large driveway with hardstanding for several vehicles and access to a garage/store.



Internally the property is decorated to a very high standard and comprises :-

GROUND FLOOR- You enter the property into a large family sized dining kitchen area with cloak cupboard and large pantry. There is ample space for a family dining table and chairs and the kitchen area comprises a range of modern units and integrated appliances.

The lounge has large windows with vistas over the south facing garden and also has a log burning stove. Office room is a utility room and stairs rising to the first floor.



There is one large double bedroom on the ground floor with ensuite bathroom, comprising a freestanding bath and a separate shower.

FIRST FLOOR - to the first floor further there are three large double bedrooms with one having a large dressing area. There is also the family bathroom with corner shower.

Gas central heating and UPVC double glazed.



Viewing is highly recommended – please call HUNTERS today to arrange yours!

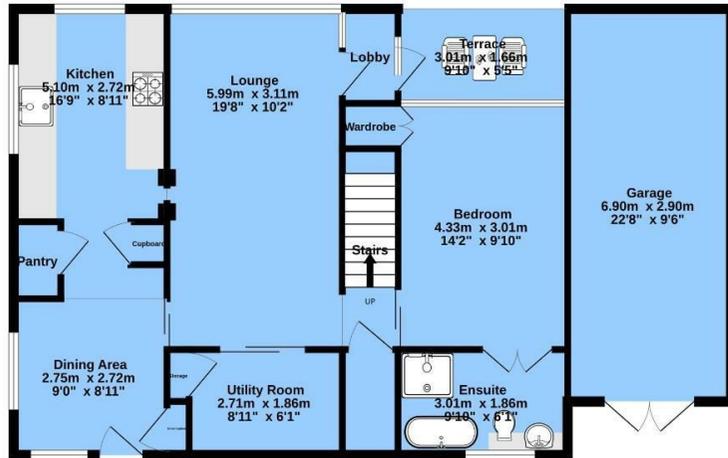
FREEHOLD, Tax Band D, EPC C.



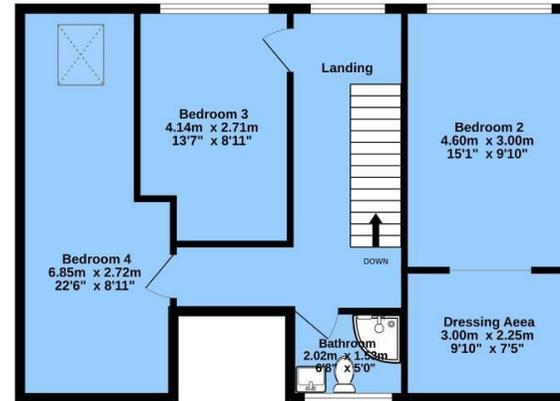
# ENERGY PERFORMANCE CERTIFICATE

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.

GROUND FLOOR  
96.9 sq.m. (1043 sq.ft.) approx.



1ST FLOOR  
64.1 sq.m. (690 sq.ft.) approx.



TOTAL FLOOR AREA: 161.0 sq.m. (1733 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		74	85

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.



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