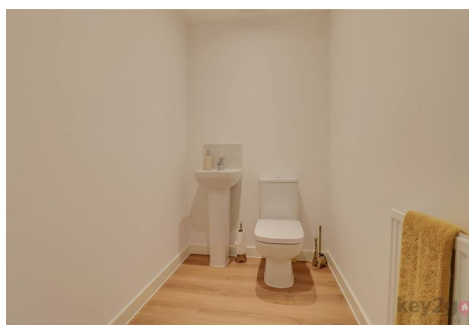


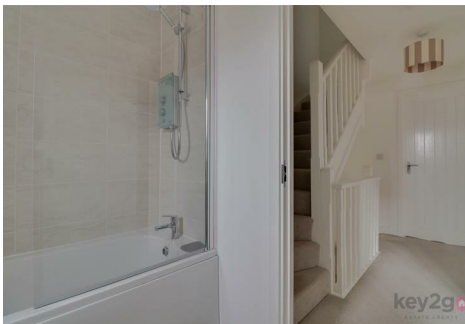
Marketing Preview



27 Crown Crescent, Bolsover, Chesterfield, S44 6ZH

£250,000

Bedrooms 4, Bathrooms 2, Reception Rooms 1



**** GUIDE PRICE £250,000 - £260,000 **** A fantastic opportunity to purchase this beautifully presented four-bedroom semi-detached property, situated over three floors. Offering a larger-than-average downstairs WC, modern kitchen, stunning bathroom and a master bedroom with en-suite. Externally, the property benefits from an enclosed garden, off-road parking and a garage. Ideally located close to a range of local amenities and excellent road links to Sheffield, Chesterfield and the M1 motorway. A perfect family home!

SUMMARY

**** GUIDE PRICE £250,000 - £260,000 **** A fantastic opportunity to purchase this beautifully presented four-bedroom semi-detached property, situated over three floors. Offering a larger-than-average downstairs WC, modern kitchen, stunning bathroom and a master bedroom with en-suite. Externally, the property benefits from an enclosed garden, off-road parking and a garage. Ideally located close to a range of local amenities and excellent road links to Sheffield, Chesterfield and the M1 motorway. A perfect family home!

Enter into the welcoming hallway, with stairs rising to the first floor and doors leading to the kitchen, downstairs WC and lounge, along with a useful understairs storage cupboard. The stunning kitchen is fitted with a range of wall and base units, oven, hob and extractor, dishwasher and fridge/freezer. The lounge is generously sized and benefits from a storage cupboard and patio doors leading to the rear. The downstairs WC is generously sized and fitted with a pedestal wash basin and WC.

Stairs rise to the first floor, with doors leading to a storage cupboard, three bedrooms, the bathroom and further stairs rising to the master bedroom. Bedroom two is generously sized and benefits from a storage cupboard and window to the rear. Bedroom three is a small double bedroom with a storage cupboard and window to the front. Bedroom four is a single bedroom with a window to the rear. The modern bathroom is fitted with a WC, wash basin and a bath with a shower.

Stairs rise to a door leading to the storage cupboard and a further door leading into the master bedroom. The master bedroom is a large double bedroom with fitted wardrobes, a window to the front, Velux-style window to the rear and a door leading to the en-suite. The en-suite is fitted with a WC, wash basin and shower cubicle.

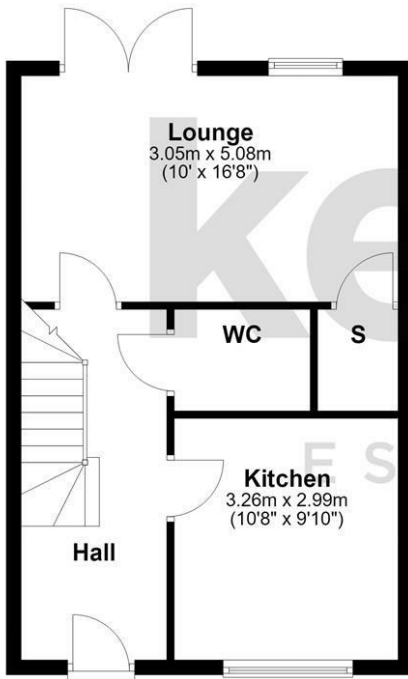
To the side of the property is off-road parking for two cars, a garage and a gate providing access to the rear. The rear garden is enclosed and features a patio area and lawn area, all enclosed by fencing.

PROPERTY DETAILS

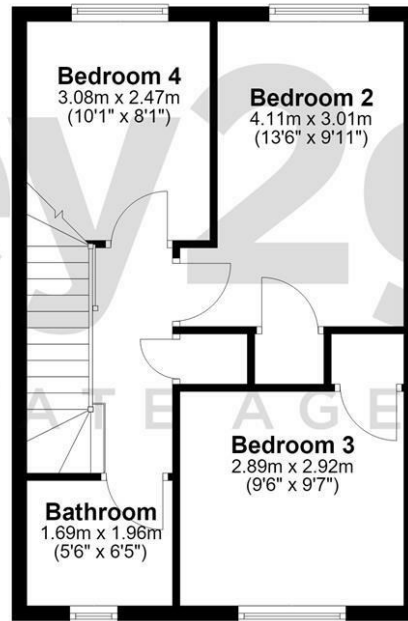
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - BOLSOVER COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor

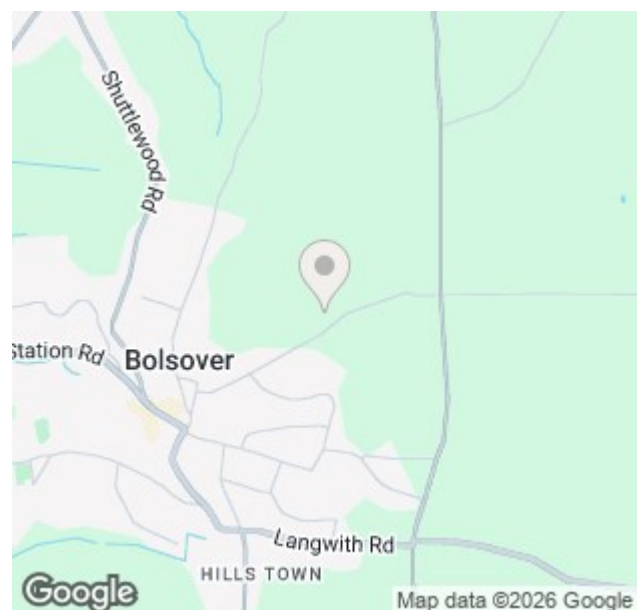


Second Floor



Total area: approx. 114.1 sq. metres (1228.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(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 	



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