

Marketing Preview



20 Bennett Way, Bolsover, Chesterfield, S44 6ZP

£250,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



A fantastic opportunity to purchase this beautifully presented and ready-to-move-into four-bedroom semi-detached property, situated on a popular and well-established residential estate. Finished to a high standard throughout, the property offers well-proportioned accommodation ideal for modern family living. Features include a convenient downstairs WC, a master bedroom with en-suite, modern kitchen and contemporary family bathroom. Externally, the property benefits from an enclosed rear garden, off-road parking and a garage, providing excellent outdoor space and practical storage. The property is ideally located close to a range of local amenities, with excellent road links providing easy access to Chesterfield and the M1 motorway.

SUMMARY

A fantastic opportunity to purchase this beautifully presented and ready-to-move-into four-bedroom semi-detached property, situated on a popular and well-established residential estate. Finished to a high standard throughout, the property offers well-proportioned accommodation ideal for modern family living. Features include a convenient downstairs WC, a master bedroom with en-suite, modern kitchen and contemporary family bathroom. Externally, the property benefits from an enclosed rear garden, off-road parking and a garage, providing excellent outdoor space and practical storage. The property is ideally located close to a range of local amenities, with excellent road links providing easy access to Chesterfield and the M1 motorway.

The property is entered via a welcoming entrance hall, with stairs rising to the first floor and doors leading to the kitchen, lounge, downstairs WC and a useful under-stairs storage cupboard. The modern kitchen is fitted with a good range of wall and base units, complemented by an oven, hob and extractor fan. There is under-counter space and plumbing for a washing machine or dishwasher, together with space for a full-height fridge/freezer. The generously sized and bright lounge provides a comfortable living space and benefits from a useful storage cupboard and patio doors opening onto the rear garden. Completing the ground floor is a convenient downstairs WC, fitted with a pedestal wash basin and WC

Stairs to first floor with doors to three bedrooms, bathroom and storage cupboard. Bedroom two is generously sized with a window to the rear and a storage cupboard. Bedroom three is a double bedroom with a window to the rear. Bedroom four is a single bedroom with a storage cupboard and window to front. Bathroom is modern with a bath with a overhead shower, WC and sink.

Stairs rise to the second floor, where there is access to a useful storage cupboard and the impressive master bedroom. The master bedroom is a spacious double bedroom featuring a window to the front and a Velux-style window to the rear, allowing plenty of natural light into the room. The bedroom also benefits from a modern en-suite shower room. The en-suite is fitted with a contemporary shower cubicle, wash basin and WC.

To the side of the property, there is a private off-road driveway providing parking for approximately two to three vehicles, together with access to the garage and a gated entrance leading to the rear garden.

The rear garden is fully enclosed and offers a pleasant combination of a paved patio area and lawn, enclosed by fencing. The garden provides an ideal space for outdoor dining, entertaining or family use.

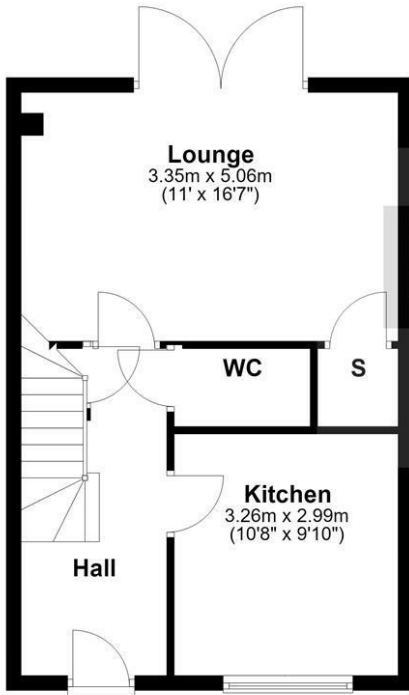
PROPERTY DETAILS

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

FOR ALL MEASUREMENTS PLEASE SEE FLOOR PLAN

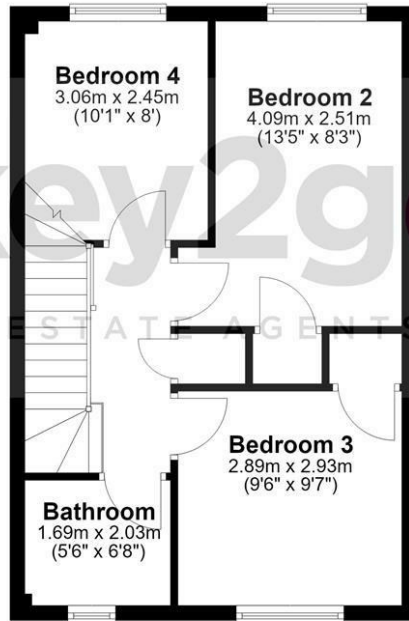
Ground Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



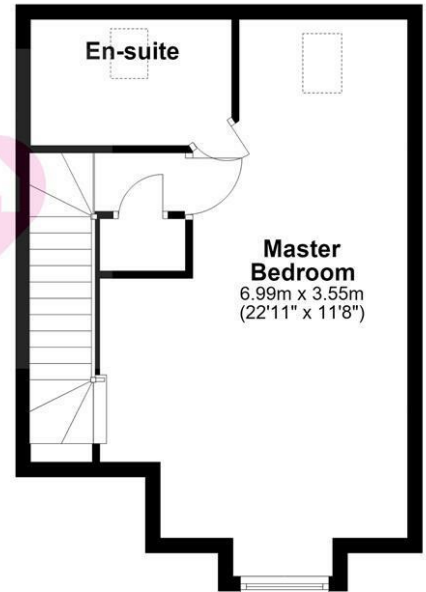
First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Second Floor

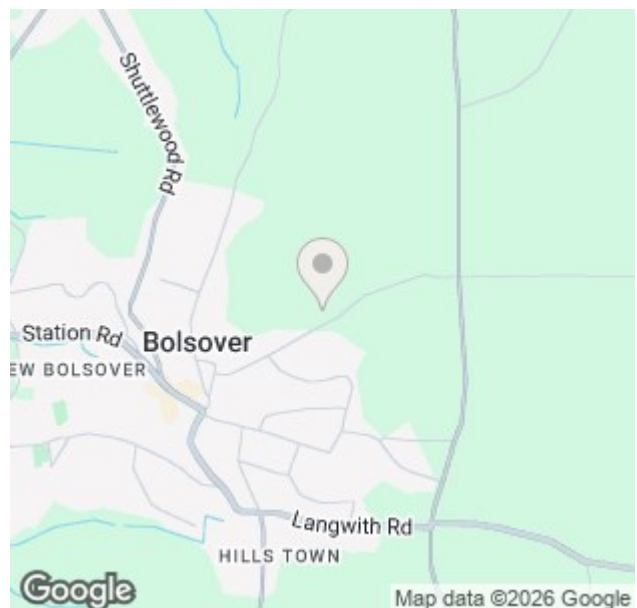
Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 114.5 sq. metres (1232.5 sq. feet)

Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	90	90	
(81-91) B			
(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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