



65 The Hill, Glapwell, Chesterfield, S44 5LU  
£295,000





\* Three Bedroomed Detached Bungalow Requiring Modernisation and Improvement Throughout \* Three Bedrooms \* L-Shaped Lounge/Dining Room \* Sun Room  
\* Breakfast Kitchen with Front Aspect \* Bathroom plus Further Jack & Jill Shower Room \* Utility Room & Boiler/Store Room \* Garage, Driveway for Several Vehicles \* Front & Rear Gardens

A truly unique opportunity to acquire a spacious detached bungalow occupying a delightful position, set back from the road in a popular residential area providing ease of access to major road links. The property itself requires a degree of modernisation and improvement throughout but has the basis of a highly desirable property offering all the benefits of single storey living. Briefly comprising reception hall, breakfast kitchen, 'L-shaped' lounge/dining room with garden room off, three generously proportioned bedrooms (bedroom 3 benefitting from Jack & Jill ensuite facilities), a further family bathroom along with utility room and boiler room/store off. The property also has an attached garage and ample off street parking along with gas central heating.

The property is offered to the market with NO UPWARD CHAIN.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## THE BUNGALOW

### Reception Hall

With partially glazed entrance door and side panel to front elevation, radiator, doors leading off to:

### Breakfast Kitchen

15'8" x 9'0" (4.78m x 2.76m )

Having been fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer stainless steel sink unit with mixer tap. Also having electric hob, double electric oven, window and door to front elevation, built-in pantry/store, ceramic tiled splashbacks, ceramic floor tiling and two radiators.

### L-Shaped Lounge/Dining Room

#### Lounge Area

21'10" x 10'7" (6.66m x 3.25m)

Positioned to the rear of the property and having stone-built Inglenook fireplace with open grate, double doors leading through to graden room and radiator. Leading to:

#### Dining Area

12'2" x 10'5" (3.73m x 3.20m)

With window to rear elevation, sliding patio doors leading through to the garden room, wall light points and radiator.

### Garden Room

12'7" x 10'2" (3.85m x 3.11m )

A good sized room looking onto and providing access to the rear garden through window and double french doors opening up to the outside. Also having ceramic tiled floor, wall light point, two skylight windows and radiator.

### Bathroom/WC

9'10" x 6'11" (3.00m x 2.13m)

Having been fitted with a suite comprising panelled bath, pedestal wash basin, low flush w.c., half height ceramic wall tiling, ceramic floor tiling, window to side elevation and radiator.

### Bedroom One

13'9" x 10'6" (4.20m x 3.21m)

With window enjoying a rear aspect and radiator.

Door leading through to:

### Jack & Jill Ensuite Shower Room/WC

9'4" x 5'11" (2.86m x 1.82m)

Having been fitted with a suite comprising corner shower enclosure with curtain and rail, low flush w.c., bidet, wash hand basin, electrical shaver point, mirror with wall light above, ceramic wall and floor tiling, window to side elevation and radiator. Door leading through to Bedroom 2 with further door leading through to:

### Utility Room

9'6" x 4'11" (2.92m x 1.52m)

With wall and base cupboard units with worksurfaces over and plumbing/space for washing machine and tumble dryer below. Also having ceramic floor tiling, access to roof space and partially glazed door to side elevation.

Door to:

### Boot Room

9'2" x 5'3" (2.81m x 1.61m)

A useful boot/storage room which houses the wall mounted gas central heating boiler and has window to rear elevation and ceramic floor tiling.

### Bedroom Two

13'8" x 7'1" (4.18m x 2.18m)

Accessed from the main reception hall and having window to front elevation, fitted wardrobes and shelving, door to Jack & Jill ensuite as previously described and radiator.

### Bedroom Three

10'7" x 8'3" (3.24m x 2.54m)

Another good sized bedroom with two windows to the rear elevation, fitted wardrobes and radiator.

### Outside

To the front of the property there is a driveway providing ample off street parking and vehicle turning and attached brick built garage with up and over door and side personnel door.

There is a lawned garden to the rear of the property with access gained from the side.

PLEASE NOTE: Land to the rear of the dwelling has permission for the erection of five dwellings and is not included within this listing.

### Viewing

STRICTLY by appointment through the agents.

### Council Tax

Band D

Bolsover District Council

### EPC Rating

49/E

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.

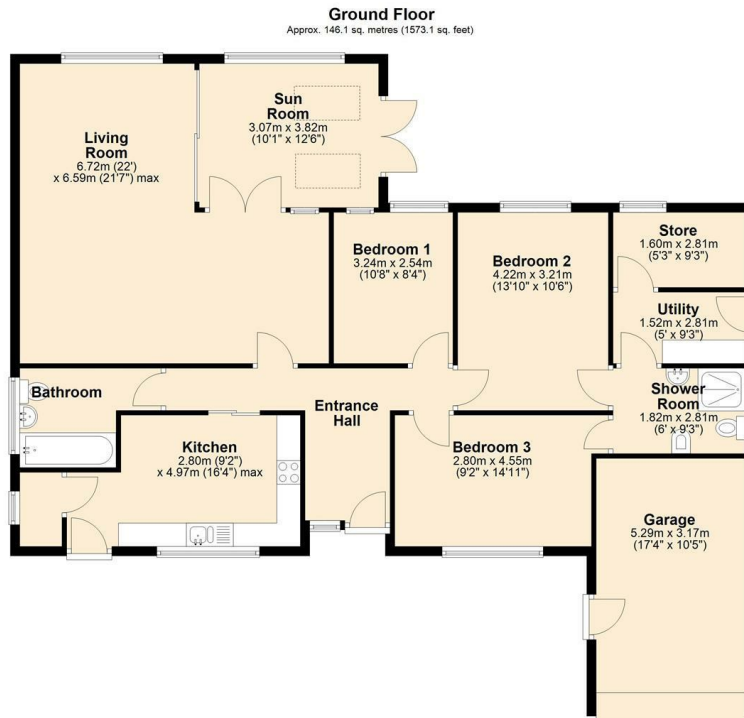













Total area: approx. 146.1 sq. metres (1573.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</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>	<b>49</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.

4 Glumangate, Chesterfield, S40 1QA  
Telephone: 01246 232156  
E-Mail: [residential@wtparker.com](mailto:residential@wtparker.com)  
Website: [www.wtparker.com](http://www.wtparker.com)