



Guide Price £330,000

1 BECK CLOSE | BOLSOVER | CHESTERFIELD | S44 6XS

A large, stylized, light-colored letter 'B' is overlaid on the bottom right of the image, partially overlapping the lawn and the dark blue banner.  
**BuckleyBrown**  
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\*GUIDE PRICE £330,000 - £340,000\*  
STANDING PROUD!

Standing proud on this beautiful plot is this amazing four bedroom detached property, located in the heart of Bolsover, Chesterfield, nearby a range of local amenities such as local shops, schools and green spaces. This property is a credit to its current owners, boasting a modern and well maintained decor throughout. Lets take a look inside...

This charming property offers a well-designed ground floor, perfect for modern living. The spacious dining room features double doors that open onto the garden, providing a seamless transition between indoor and outdoor spaces, ideal for entertaining or enjoying meals with a view. The inviting living room boasts a feature fireplace and a bay window to the front elevation, creating a cosy atmosphere, this is a perfect space to relax and unwind. The fully-equipped kitchen is complete with a matching range of cabinetry and worktop surfaces, offering both style and functionality for all your cooking needs. Additionally, there is a convenient WC, adding to the practicality of the space.

Heading upstairs, you will find four generously sized bedrooms, providing ample space for family living. The master bedroom offers a built-in wardrobe for convenient storage and its own en-suite facility for added privacy and comfort. Bedrooms two and three also benefit from built-in wardrobes, providing excellent storage solutions. The main bathroom is fitted with a three-piece suite, including a bath with an overhead shower.

The exterior of the property boasts a convenient garage and driveway to the side, offering ample parking space. The property is beautifully surrounded by a well-maintained garden, featuring laid lawn and decorative shrubs that enhance its kerb appeal. A charming patio seating area provides the perfect spot for outdoor relaxation and entertaining, offering a peaceful retreat to enjoy the surrounding greenery.

Call to book a viewing!!!





### Entrance Hall

The entrance hall is a welcoming space featuring windows that offer natural light from the front elevation. It includes a built-in storage cupboard for added convenience. The floor is carpeted, adding warmth and comfort to the space. Surrounding doors give access to other rooms of the home, ensuring easy flow and connectivity between different areas.

### Living Room 16'9" x 11'7"

The living room is a cosy and inviting space

with carpeted flooring and a feature fireplace, which enhances its warmth and comfort. A bay window to the front elevation allows natural light to fill the room, creating a bright and airy atmosphere.

### Dining Room 11'3" x 8'5"

The dining room offers a comfortable and inviting atmosphere with carpeted flooring and a large bay window to the front elevation. Double doors open to the surrounding garden, seamlessly blending



indoor and outdoor living, and providing a lovely view and easy access to the outdoor space. This room is perfect for meals, gatherings, and enjoying the surrounding scenery.

### Kitchen 13'1" x 10'1"

The kitchen is well-equipped with a matching range of cabinetry and worktop surfaces, providing both functionality and style. It features an inset sink and drainer, along with an eye-level double oven for ease of use. The kitchen also includes a

gas hob with a hood overhead, a large integrated dishwasher and integrated fridge. A window to the rear elevation allows natural light to brighten the space, while a door to the side elevation provides convenient access to the outside.

### WC 5'7" x 3'7"

Complete with a low flush WC and hand wash basin. With a window to side elevation.

### Landing

With a built in storage cupboard and doors providing access into;



**Bedroom One 14'9" x 10'5"**  
 With carpeted flooring, central heating radiator and window to side elevation. This room further benefits from a built in wardrobe and its own en-suite facility.

**En-suite 7'6" x 6'3"**  
 Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin.

**Bedroom Two 11'8" x 8'9"**  
 With carpeted flooring, central heating radiator and window to the front and side elevation. This room further benefits from a built in wardrobe.

**Bedroom Three 11'3" x 8'9"**  
 With carpeted flooring, central heating radiator and window to front elevation.

This room further benefits from a built in wardrobe.

**Bedroom Four 7'10" x 8'8"**  
 With carpeted flooring, central heating radiator and window to side elevation.

**Bathroom 8'9" x 5'2"**  
 Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin.

**Outside**  
 The exterior of the property features a convenient driveway and garage to the side, providing ample parking space for two cars. The property is surrounded by well-maintained laid lawn and decorative shrubbery, enhancing its kerb appeal. Additionally, there is a charming patio

seating area, perfect for outdoor relaxation and entertaining.

**Garage 17'3" x 8'2"**  
 Accessible from inside the property and the front elevation. The garage provides further off-road parking or extra storage space.





Ground Floor  
78sq.m/838.53sq.ft  
Approx



First Floor  
66sq.m/708.13sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(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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