



18 FOXGLOVE CLOSE BOLSOVER, S44 6FU

£275,000
FREEHOLD

Offered for sale is this modern and beautifully maintained four-bedroom family home, ideally located in the popular new development in Bolsover. This spacious property is perfect for growing families, offering stylish living with excellent local amenities nearby.

The ground floor features a generous living room, a modern open-plan kitchen and dining area with French doors leading out to the rear garden perfect for entertaining and a convenient downstairs WC.

Upstairs comprises four well-proportioned bedrooms, including a master bedroom with en suite, and a contemporary family bathroom suite. Externally, the property benefits from attractive front and rear gardens, along with a double driveway providing ample off-road parking.

This is an excellent opportunity to secure a turnkey family home in a thriving and well-connected location.

**Kendra
Jacob**

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18 FOXGLOVE CLOSE

- DETACHED • FOUR BEDROOMS • EN SUITE TO THE MASTER BEDROOM • DOWNSTAIRS WC • LARGE KITCHEN/DINING AREA • LANDSCAPED GARDEN • DOUBLE DRIVEWAY • WALKING DISTANCE TO SCHOOLS • MODERN PROPERTY

ENTRANCE HALL

With a front facing composite door, central heating radiator, power points, storage cupboard and stairs leading to the first floor accommodation.

DOWNSTAIRS WC

Comprising of a low flush w/c, wash hand basin, central heating radiator and a front facing double glazed obscure window.

LIVING ROOM

A well proportioned room with a front facing double glazed window, power points, TV point and a central heating radiator.

KITCHEN/DINER

A generously sized kitchen fitted with a range of wall and base units, complemented by work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a four-ring gas hob, electric oven, dishwasher, and washing machine. Additional features include ample power points, a central heating radiator, a rear-facing double glazed window, and French doors that open out onto the garden, providing plenty of natural light and a seamless indoor-outdoor flow.

FIRST FLOOR-LANDING

With loft access, power points, central heating radiator and built in storage cupboard.

BEDROOM ONE

With a rear facing double glazed window, power points, central heating radiator and access into the en-suite.

EN SUITE

A modern suite comprising of a shower enclosure, pedestal sink, low flush w/c, central heating radiator and a side facing double glazed obscure window.

BEDROOM TWO

With a front facing double glazed window, power points and a central heating radiator.

BEDROOM THREE

With a rear facing double glazed window, power points and a central heating radiator.

BEDROOM FOUR

With a front facing double glazed window, power points and a central heating radiator.

FAMILY BATHROOM

A three piece suite comprising of a panelled bath, pedestal sink, low flush w/c and a central heating radiator.

EXTERNAL

To the front, the property boasts an attractive façade complemented by mature shrubs and bushes. A double driveway to the side provides ample off-road parking and leads to secure gated access to the rear garden.

The rear of the property features a generous garden, mainly laid to lawn, with a patio area ideal for outdoor entertaining. The garden is fully enclosed by fencing and enhanced by mature trees, offering a high degree of privacy. An outside tap is also conveniently installed.



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ADDITIONAL INFORMATION

Local Authority – Bolsover

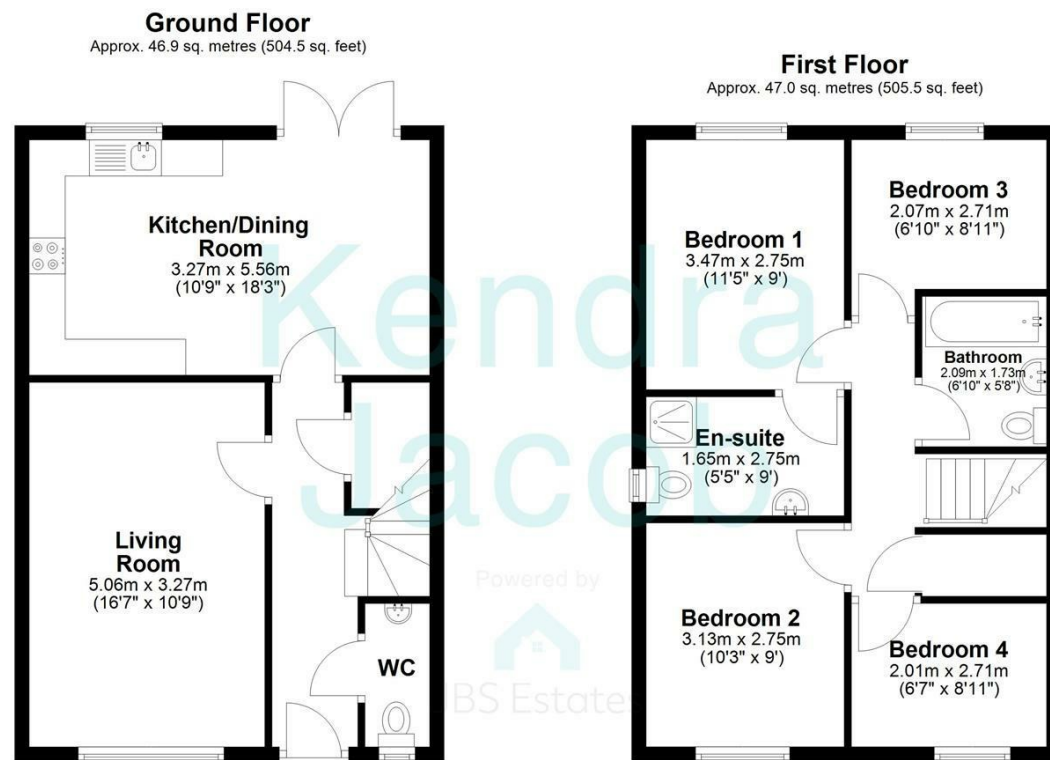
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1010.00 sq ft

Tenure – Freehold

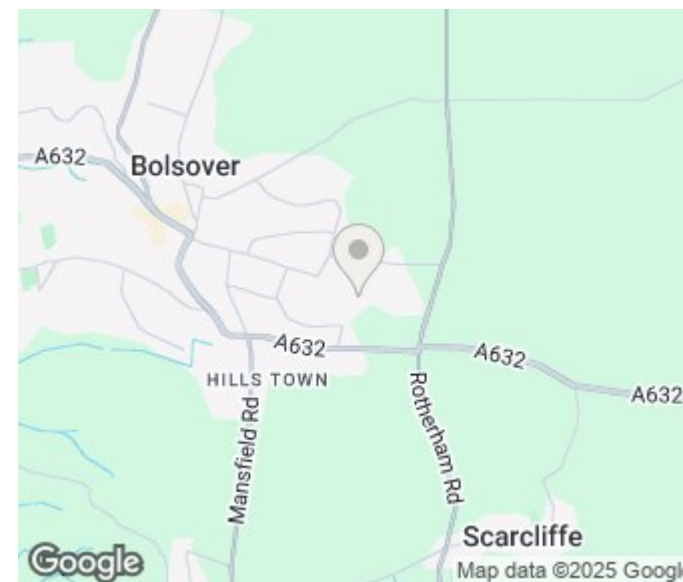




Total area: approx. 93.8 sq. metres (1010.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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