



£310,000 Freehold

10 BROOKFIELD ROAD | BOLSOVER | CHESTERFIELD | S44 6TS

BuckleyBrown
ESTATE AGENTS

Prepare to Fall in Love with This Exceptional Home!

This outstanding three-bedroom detached residence offers stylish, spacious, and well-thought-out accommodation, perfect for modern family living. Nestled in a desirable and established residential area of Bolsover, this home is presented to an exceptional standard throughout, with quality finishes and tasteful décor that create an inviting and comfortable atmosphere.

From the moment you step inside via the utility/porch, you'll notice the care and attention that has gone into every detail. The welcoming entrance hall sets the tone for what's to come, leading you into a spacious and elegant open plan kitchen diner. The kitchen is a true highlight — smartly designed and well-equipped with a range of contemporary units, integrated appliances, and ample workspace. Whether you're cooking a family meal or entertaining friends, this space delivers both functionality and style. Having ample space for a dining furniture and sofa this really is the heart of the home!

The cosy living room has patio doors that open directly onto the rear garden — perfect for enjoying indoor-outdoor living during the warmer months. The ground floor boasts the third bedroom which has convenient fitted wardrobes and a well appointment bathroom boasting a modern three piece suite and vanity area!

Upstairs, you'll find a further two generously sized bedrooms, including the benefit of built in wardrobe in the second bedroom. There is a shower room here which is equally impressive, featuring a sleek white suite and stylish tiling that adds a touch of luxury.

Externally, the property enjoys a private and enclosed rear garden — a tranquil space ideal for relaxing, gardening, or entertaining. To the front, there is ample off-street parking via a driveway and a single garage, providing practicality to match the home's aesthetic appeal.

This is a rare opportunity to secure a beautifully maintained home in a prime location.





Porch/Utility

Access to the hallway.

Entrance Hall

With carpeted hallway, stairs to the first floor and a handy under-stairs storage cupboard. Doors provide access into:

Living Room 9'10" x 10'10"

Entering through large double doors into the bright and spacious room which offers a wealth of flexibility for its use. Currently its used for the living area and you'll see the owners have also utilised space for a home office. With carpeted flooring and patio doors to the rear allowing access into the garden.

Kitchen/Diner 23'8" x 31'9"

Gaining access from the entrance porch,

leads into a beautifully designed open-plan kitchen/diner. The kitchen area has a stunning range of wall and base units and benefits from an island which houses draws and cupboards for further storage and doubles as a convenient breakfast bar. The island also benefits from a two part sink and inset hob. High quality appliances are included such as an integral oven, microwave and your very own wine fridge. The living / dining space allows room for entertaining guests or making that perfect space to relax and unwind. Windows to the front of the property allow ample light into the room.

Bedroom Three 11'10" x 11'10"

With carpeted flooring throughout, central heating radiator and window to the rear elevation.



Bathroom 7'11" x 8'8"

Complete with a beautiful three piece suite including a bath with overhead shower, a low flush WC and a hand wash unit with extra storage. Complementing the bathroom is a vanity unit with a wooden shelf, making getting ready in the morning easy.

Landing

With carpeted flooring, velux windows and doors providing access into:

Bedroom One 11'7" x 16'0"

With carpeted flooring, central heating radiator and window to the front elevation.

Bedroom Two 9'3" x 11'10"

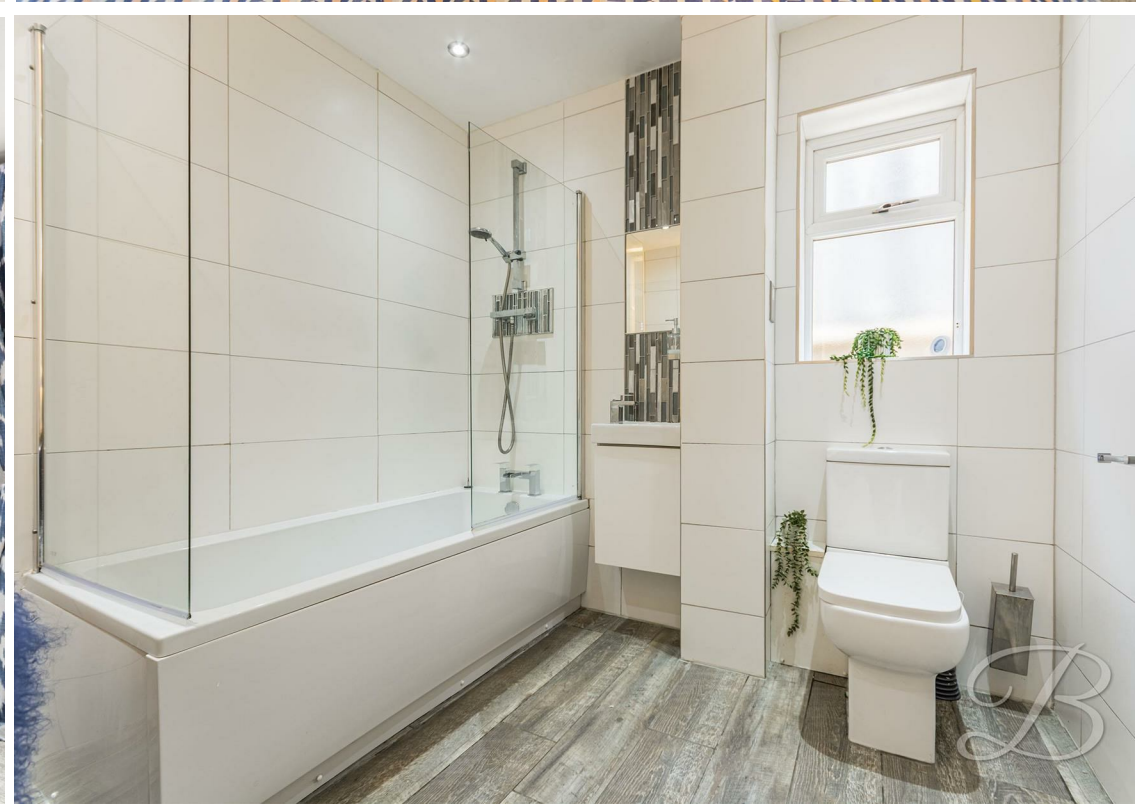
With carpeted flooring, central heating radiator and window to the rear elevation.

Shower Room 5'10" x 8'8"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash unit with extra storage. Along with a velux window and hand towel rail.

Outside

This property exudes kerb appeal having a block paved driveway providing ample off street parking and steps up to the property which gives access to the garage. To the rear of this home is a gorgeous garden which we know you will love. Landscaped thoughtfully the property have dedicated seating areas to enjoy and an astrotrurfed lawn for easy maintenance.



Ground Floor
86 Sq.m/ 923.92 Sq.ft
Approx

First Floor
46 Sq.m/ 4492.24 Sq.ft
Approx

18 Sq.m/ 194.56 Sq.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 is 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		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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