



£300,000 Freehold

37 OAKHAM ROAD | | BOLSOVER | S44 6WG

BuckleyBrown
ESTATE AGENTS

MODERN DAY LIVING AT IT'S FINEST!...An immaculate, newly built three-storey, four-bedroomed detached family home with a unique design that adds a touch of sophistication and elegance to this contemporary home. Located in the vibrant town of Bolsover, the house is ideally positioned with easy access to local amenities, green spaces, and major access roads. This home is an excellent choice for first-time buyers, families, or couples seeking a stylish, move-in-ready property.

Upon entering, you are greeted by a spacious entrance hall with stairs rising to the first floor and access to a well-maintained ground floor WC. There is a bright and airy lounge offering a comfortable area for relaxation for all the family. The kitchen is a modern marvel with integrated appliances, a breakfast bar, and stylish units. It boasts a dining space and direct access onto the garden, providing a perfect setting for family meals or entertaining guests.

The first floor hosts three well-proportioned bedrooms, comprising two doubles, one benefiting from built-in wardrobes and a single bedroom, along with a full family bathroom.

The crown jewel of this property is the second floor, which is dedicated to the expansive master suite. This includes a large bedroom with fitted wardrobes and an ensuite bathroom, providing a luxurious and private sanctuary.

Outside, the property features a driveway with a garage providing off-street parking. The enclosed rear garden, inclusive of a patio area, lawn, and a hot tub area, is low-maintenance and is perfect for alfresco dining or children to play during those Summer months!

This is a home not to be missed. Call today to view!





Entrance Hallway

Bright and airy hallway with a cupboard located under the stairs and further access to;

Living Room 11'6" x 16'7"

Spacious reception room with a fitted unit and a window to the front elevation.

Kitchen/Dining 10'1" x 18'4"

Modern open plan live-in kitchen with all essential appliances, attractive wall and base cabinets, inset sink with drainer and decorative spotlight features fitted underneath the cabinets. Generous space for your desired furnishings.

Complemented by a window and patio doors opening to the rear garden.

WC 2'10" x 6'1"

Fitted with a low flush WC and a hand wash basin.

Landing To The First Floor

Storage cupboard and leading access into;

Bedroom Two 7'8" x 13'11"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Three 9'1" x 12'9"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Four 9'0" x 9'2"

Carpeted flooring, central heating radiator and a window to the rear elevation.



Bathroom 6'0" x 8'4"

Stylish three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower.

Landing To The Second Floor

With access to the master bedroom;

Bedroom One 15'1" x 22'4"

Master bedroom presented with carpeted flooring, central heating radiator, built in wardrobes and an en suite. Finished with multiple velux windows, allowing a wealth of natural daylight to flow through.

En Suite 5'7" x 8'0"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Fitted with a velux window.

Garage 9'11" x 20'9"

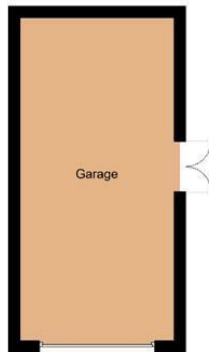
Accessible from the front elevation, fitted with external double doors providing access to the garden.

Outside

Low maintenance frontage with a pathway leading to the front door, private driveway and a garage allowing for secure off road parking at all times. The rear garden boasts a well kept lawn, patio seating area, hot tub area, and fence surround.



23 Sq.m/ 252.86 Sq.ft
Approx



Ground Floor
52 Sq.m/ 563.30 Sq.ft
Approx



First Floor
52 Sq.m/ 561.81 Sq.ft
Approx



Second Floor
37 Sq.m/ 394.40 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		94
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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