



Offers Around £185,000 Freehold

3 MAPLE CLOSE | | BOLSOVER | S44 6GR

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## CREATE YOUR NEXT CHAPTER!...

Located in the popular area of Bolsover, Chesterfield, this beautifully maintained two-bedroom semi-detached home offers modern living in a convenient and well-connected setting. Ideal for first-time buyers, downsizers, or investors, the property boasts neutral décor throughout, creating a fresh and inviting space ready for you to make your own.

Step inside to a practical entrance porch, perfect for coats and shoes, with a ground floor WC for added convenience. The spacious living room is a standout feature, complete with a modern media wall and built-in feature fireplace, offering a stylish and cosy place to unwind. Toward the rear of the home, the kitchen provides a functional layout with ample storage, worktop space, and direct access to the rear garden—perfect for everyday living and entertaining.

Upstairs, you'll find two generously sized bedrooms, with ample space to add your own homely furnishings. The family bathroom features a three-piece suite.

Upon arrival, you're welcomed by a gravelled driveway offering off-street parking, along with a single garage providing additional secure storage. A set of steps leads to the front door, giving the home an elevated position and enhancing its privacy and kerb appeal. The rear garden has been thoughtfully designed for low-maintenance living, featuring a neat laid lawn, a paved patio seating area ideal for outdoor dining or relaxing, and full surrounding fencing for privacy and security—perfect for families with children or pets.

Call today to arrange a viewing!!!





#### Porch

Doors providing access into;

#### WC 2'7" x 5'3"

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

#### Living Room 12'5" x 14'2"

With laminate flooring and a window to the front elevation. This room benefits from a media wall which hosts a beautiful feature fireplace.

#### Kitchen 7'10" x 12'5"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and an electric hob with hood over. With a window and door to the rear elevation.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 10'9" x 12'5"

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

#### Bedroom Two 7'10" x 12'5"

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

#### Bathroom 5'3" x 6'2"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

#### Outside

The front of the property offers a gravelled driveway and garage with steps leading up



to the front door. The rear garden is low maintenance with a laid lawn , patio seating area and surrounding fences.





Ground Floor  
55 Sq.m/ 592.11 Sq.ft  
Approx



First Floor  
34 Sq.m/ 367.39 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) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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CHESTERFIELD  
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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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