



Offers Over £280,000 Freehold

5 BROOKFIELD ROAD | BOLSOVER | CHESTERFIELD | S44 6TS

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ONE FOR THE FAMILY!... Prepare to fall head over heels with for this three-bedroom detached home which boasts incredible accommodation throughout. Comprising a well-presented and modernised interior, this property has been kept to a fantastic standard by its current owner and is guaranteed to impress upon viewing! Let's take a look inside..

As you walk inside you will first of all be welcomed into the light and airy entrance hallway and will be lead into a lovely family lounge/dining room with an open-plan layout. The space makes the perfect social setting to entertain guests. The French doors lead onto the garden and come in handy throughout the summer months. You'll find a dining room which offers an impressive island/breakfast bar and extra built in cupboards with room for an American double fridge! As you walk further you will find the newly fitted kitchen, fitted with a range of stunning cabinetry and marble work surfaces over, together with an inset sink and integrated appliances. This is a great space for those who enjoy cooking up meals.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll gain access to three bedrooms which are of a generous size and offer versatility to add your own stamp. The shower room is the perfect place to unwind.

Heading outside, you will discover a delightful rear garden, complete with a well-maintained garden and patio seating area, perfect for those evening drinks with family and friends. If this is the one for you, don't miss out! Call today to book a viewing!





Porch
Entrance to the house.

Kitchen 5'4" x 17'8"
Matching sleek cupboards with integrated appliances, a double belfast sink, tiled splash back, modern tiled floor, central heating radiator and a window to the side elevation.

Dining Room 9'1" x 20'5"
Tiled flooring and a beautiful breakfast bar/island with feature lights over, built in cupboards and room for a double fridge.

Living Room/Dining Room 12'11" x 24'2"
Spacious carpeted living room with central heating radiator and a large window to the rear and room for dining furniture.

Hall
Spacious hallway with a built in under the stairs cupboard.

Landing
Leading into all upstairs bedrooms.

Bedroom One 11'0" x 12'0"
Carpeted bedroom with central heating radiator and a window to the rear elevation.

Eaves Store
Ample storage space.

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Ample storage space.

Bedroom Two 9'8" x 12'5"
Carpeted bedroom with central heating radiator and a window to the side elevation.



Bedroom Three 8'4" x 11'4"
Carpeted bedroom with central heating radiator and a window to the front elevation.

Shower Room 4'7" x 8'2"
Three piece shower room with low flush WC, built in shower and hand wash basin.

Summer House 14'11" x 17'8"
Ample space for your desired furniture or can be used for storage.

Garage
Ample storage space with access from the front elevation.

Outside
Spacious rear garden with lawned area and patio, summer house and green house. To the front elevation you'll find a designated raised drive way and a garage.





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		
(81-91) B		
(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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