



Offers Over £270,000 Freehold

1 ELM CLOSE | BOLSOVER | CHESTERFIELD | S44 6EA

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NO CHAIN!

Situated in the desirable area of Bolsover, this delightful detached house presents an excellent opportunity for families seeking a spacious and modern home. Boasting four well-proportioned bedrooms, ample living space and great external space, this property could be the perfect one for you!

Upon entering, you will be greeted by the porch which provides access into the handy downstairs WC and leads nicely into the first living area, which is a great space for relaxing with family. Through into the kitchen you will find a spacious and functional room that houses an array of matching cabinetry, making it perfect for your families needs. Off the kitchen, you will find the second reception room, a bright space with ample opportunity to use as either a dining room or a further living room. This room has an open plan feel as it leads nicely into the garden room, which has patio doors onto the rear garden, making it perfect for entertaining family and friends in the summer months.

Heading upstairs you will find four well proportioned bedrooms, all allowing ample space and opportunity to make your own. To complete this floor you will find the three piece family bathroom.

Outside the property benefits from great external space, providing a perfect setting for outdoor activities, whether you wish to host summer barbecues or create a tranquil garden retreat, the outdoor area offers versatility to suit your lifestyle. To the front of the property you will find a driveway which creates ample off street parking along with a garage, making it perfect for all your storage needs.

This spacious family home is a rare find, combining modern comforts with practical living spaces. It really is an ideal home and one not to miss!

Call today to view!





Porch

Providing access into:

Downstairs WC

Complete with a hand wash basin and low flush WC.

Living Room 15'1" x 10'2"

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

Kitchen 8'6" x 14'9"

Complete with a range of matching cabinetry, inset sink and drainer and space for appliances. Handy storage cupboard, window to the rear elevation and side door allowing access to the garden. This room also provides access into the second reception room.

Second Reception Room 11'9" x 12'1"

A bright and spacious room with, central heating radiator and stairs rising to the first floor.

Garden Room 12'1" x 5'10"

With central heating radiator, window to the side elevation and patio doors allowing access into the rear garden.

Bedroom One 12'5" x 11'9"

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

Bedroom Two 8'10" x 11'9"

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



Bedroom Three 8'10" x 8'6"

With laminate flooring, central heating radiator and window to the front elevation. Along with a handy storage cupboard.

Bedroom Four 8'10" x 5'10"

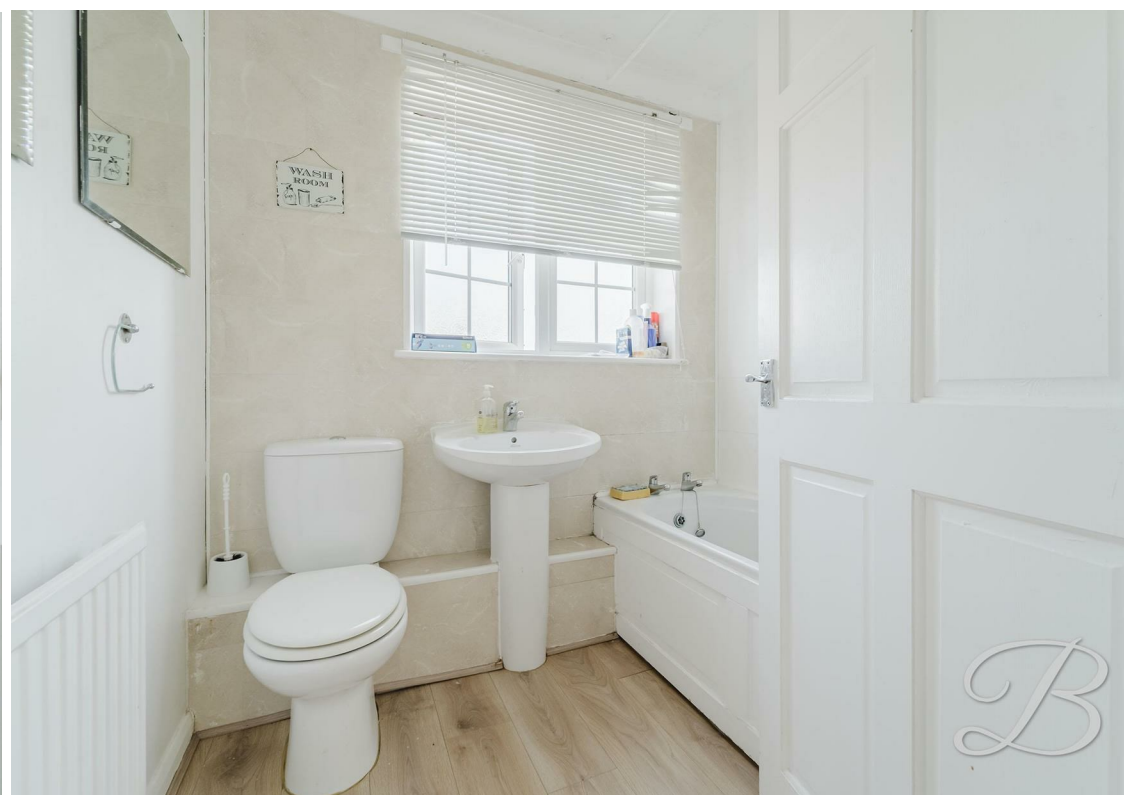
With laminate flooring, central heating radiator and window to the rear elevation.

Bathroom 6'6" x 5'6"

Complete with a low flush WC, hand wash basin and bath.

Outside

Low maintenance frontage with a driveway and garage. To the rear is an enclosed garden with lawn and patio seating area.





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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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