



22 Buckthorn Close,
Bolsover, S44 6FX

OFFERS AROUND

£230,000

W
WILKINS VARDY

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£230,000

MODERN FAMILY HOME BUILT IN 2022 - THREE GOOD SIZED BEDROOMS - BATHROOM AND EN-SUITE - OPEN PLAN DINING KITCHEN

Built in 2022, this modern family home boasts a sleek design and offers a comfortable living space across 789 sq ft. As you step inside, you are greeted by a welcoming reception room. With three generously sized bedrooms, including an en-suite in the master bedroom, there is ample space for the whole family to unwind and recharge. The heart of this home lies in its open plan dining kitchen, where you can enjoy the natural light streaming in through the patio doors that lead to the enclosed rear garden. Imagine summer barbecues or simply sipping your morning coffee in this ideal outdoor space.

Conveniently located just a stone's throw away from the centre of Bolsover and the historic Bolsover Castle, this property offers both modern comforts and a touch of history at your doorstep. Additionally, the property comes with the remaining term of a 10-year new build warranty, providing you with peace of mind for years to come.

- Modern Family Home Built in 2022
- Three Good Sized Bedrooms
- Good Sized Living Room
- Good Sized Enclosed Rear Garden
- Sold With No Upward Chain
- Remaining Term Of A 10 Year New Build Warranty
- Family Bathroom & En-Suite Shower Room
- Open Plan Dining Kitchen with Patio Doors & Herringbone Style Flooring
- Convenient Location

General

Gas central heating (Ideal Logik Combi Boiler)
uPVC double glazed sealed units throughout
Gross internal floor area - 73.3 sq.m./789 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

Entrance Hall

With composite entrance door.
Vinyl flooring.

Living Room

14'0" x 11'6" (4.27m x 3.53m)

Dining Kitchen

14'7" x 9'10" (4.47m x 3.02m)

Having a fitted range of wall and base units with complementary matching worksurfaces and upstands over.

1½ bowl stainless steel sink with mixer tap.

Integrated appliances include: fridge/freezer, slimline dishwasher, washing machine, electric oven and four ring gas hob with extractor above.

Vinyl flooring.

French doors open out onto the rear garden.

Cloakroom/W.C.

With low flush w.c. and pedestal wash hand basin.

Vinyl flooring.

Built-in understairs store cupboard.

On the First Floor

Landing

Bedroom One

11'10" x 11'1" (3.63m x 3.38m)

A front facing double bedroom.

En Suite Shower Room/W.C.

Having a shower cubicle with mixer shower, low flush w.c. and pedestal wash hand basin.

Vinyl flooring.

Bedroom Two

10'7" x 8'5" (3.23m x 2.59m)

A rear facing double bedroom.

Bedroom Three

7'3" x 6'0" (2.21m x 1.83m)

A rear facing single bedroom.

Part Tiled Family Bathroom/W.C.

containing a white three piece suite consisting of panelled bath with mixer shower and glass splashscreen over, pedestal wash hand basin and low flush w.c.

Vinyl flooring.

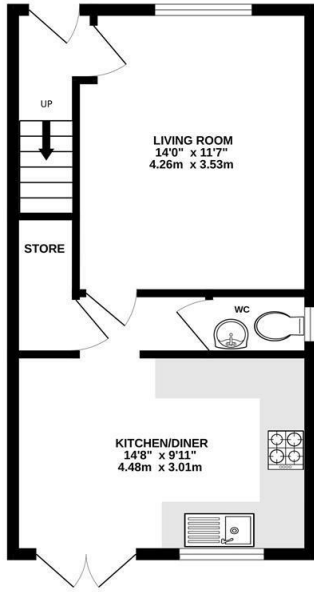
Outside

A tarmac driveway provides Car Standing Space to the front.

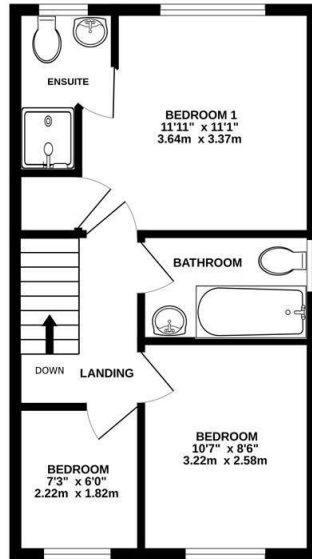
A side pathway leads to the rear enclosed garden which is laid predominantly to lawn.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		84
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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