

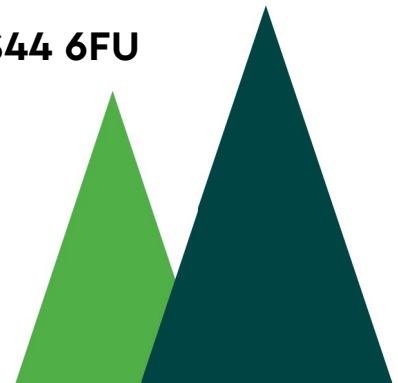
PINEWOOD



Foxglove Close, Bolsover, Chesterfield, Derbyshire S44 6FU

 3  2  2  EPC B

Offers In The Region Of £249,995



*****DETACHED NEARLY NEW PROPERTY WITH A COMPREHENSIVE RANGE OF ADDITIONAL EXTRAS*****

Pinewood Properties are delighted to offer this nearly new, THREE bedroom detached property to the market. Situated on a corner plot the property also benefits from a comprehensive range of additional extras including an integrated audio system to both the ground floor and rear garden. The property is tastefully presented and would suit a growing family. The property comprises of an entrance hallway which gives access to the Lounge, Guest Cloakroom and Dining Kitchen. The impressive Dining Kitchen has a range of wall and base units with Stone coloured cupboard fronts and butchers block style work surfaces with the addition of a pull out larder unit. There is also an extensive range of integrated appliances including a double oven, an induction hob, microwave, dishwasher and washer dryer. The Dining Kitchen also benefits from electric underfloor heating and porcelain tiles to the floor giving that feeling of luxury. The spacious and airy lounge compliments the property with the addition of a walk-in bay window. To the first floor there are THREE bedrooms, two of which are doubles. The principle bedroom also benefits from a well equipped en-suite comprising of an enclosed shower cubicle, low flush toilet and wash hand basin. The family bathroom also offers everything you need, a bath with shower over, a low flush toilet and a wash hand basin. Both the front and south facing rear gardens have been professionally landscaped and are easily maintained. The rear garden benefits from an Italian porcelain tiled patio with lighting, artificial turf, flower beds with lighting, a gazebo, again with lighting which creates a beautiful ambience when the sun goes down. The property further benefits from off road parking for two vehicles, gas central heating, Upvc double glazing and approximately 7.5 years remaining on the NHBC certificate. Don't miss out on this GEM of a property, book a VIEWING now.

- MODERN DETACHED PROPERTY SITUATED ON A CORNER PLOT
- EN-SUITE TO PRINCIPLE BEDROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- OFF ROAD PARKING FOR TWO VEHICLES
- CLOSE TO LOCAL AMENITIES AND SCHOOLS IN BOLSOVER
- THREE BEDROOMS
- TASTEFULLY PRESENTED WITH INTEGRATED AUDIO SYSTEM TO THE GROUND FLOOR & REAR GARDEN
- FABULOUS LANDSCAPED GARDENS TO BOTH THE FRONT & REAR
- TREMENDOUS COMMUTING LINKS
- FREEHOLD PROPERTY - COUNCIL TAX BAND 'C'

Lounge

15'9" x 14'8" (4.82 x 4.48)

Dining Kitchen

16'0" x 10'5" (4.89 x 3.18)

Guest Cloakroom

Bedroom One

13'7" x 9'2" (4.15 x 2.81)

En-Suite

8'4" x 4'10" (2.56 x 1.49)

Bedroom Two

11'7" x 10'2" (3.54 x 3.12)

Bedroom Three

8'4" x 6'3" (2.55 x 1.91)

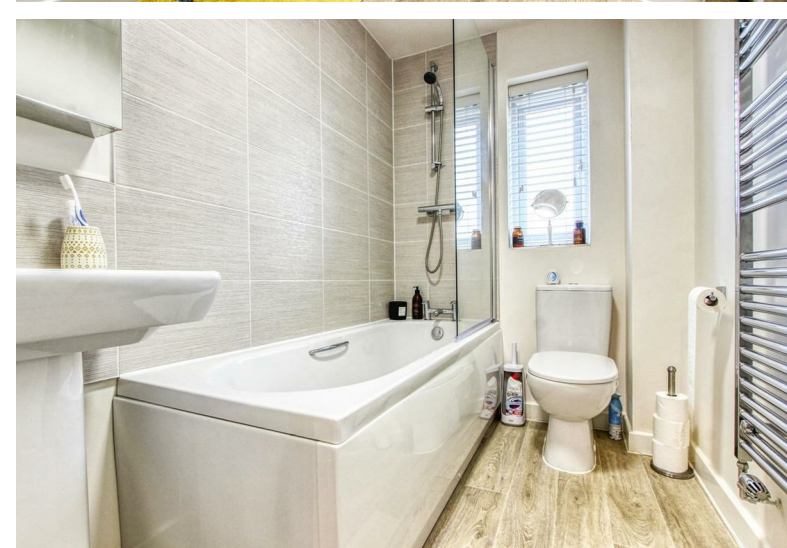
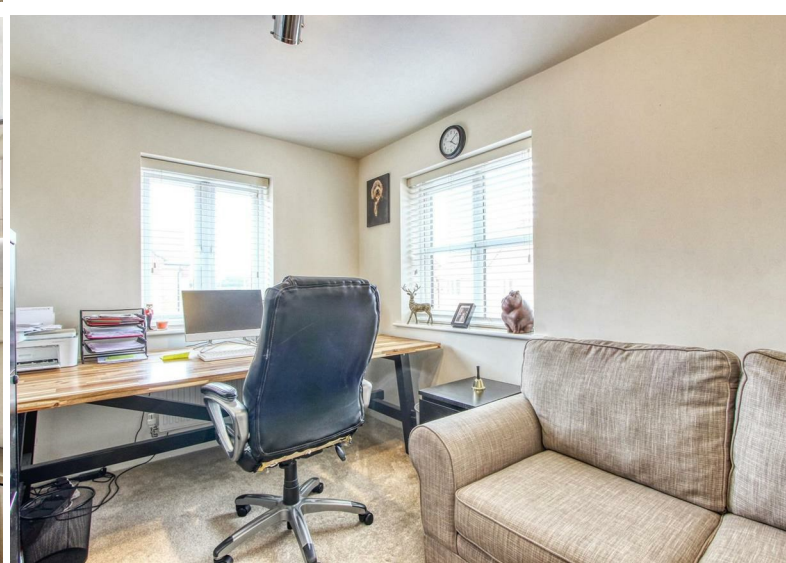
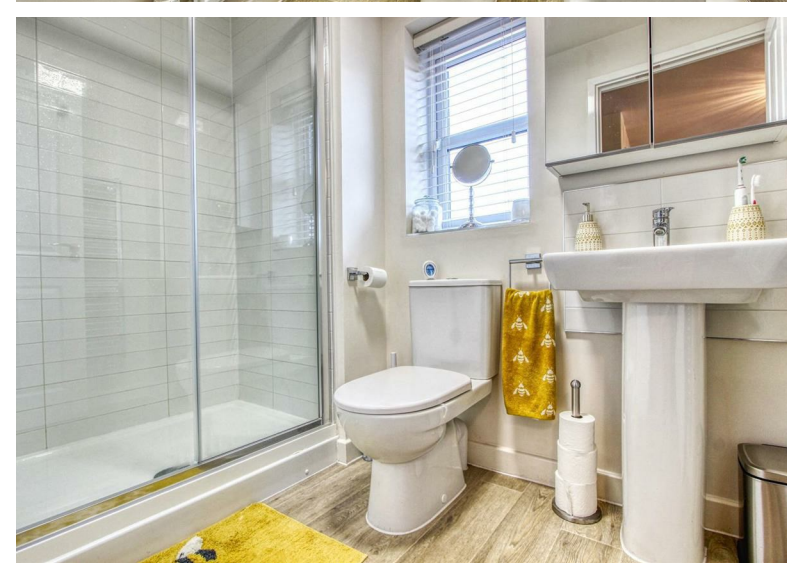
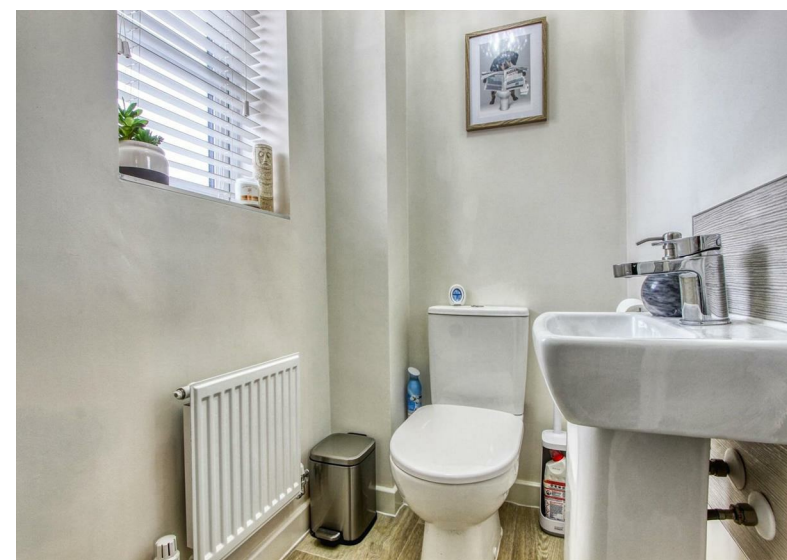
Family Bathroom

7'5" x 5'1" (2.27 x 1.57)

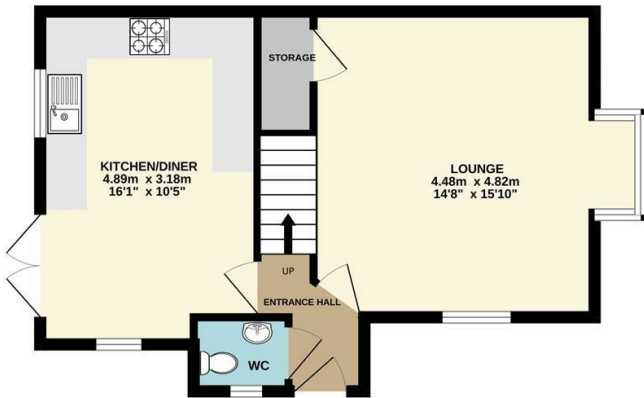
Outside

DISCLAIMER

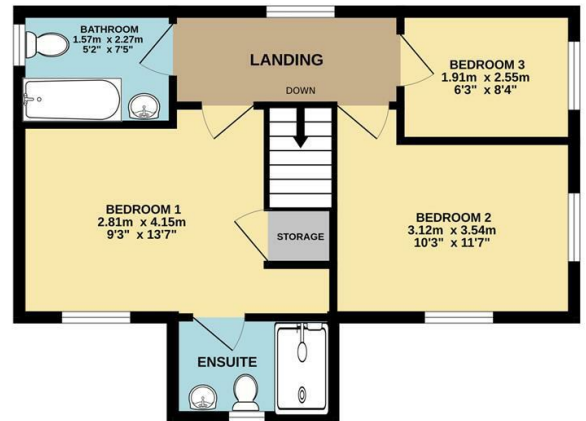
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GROUND FLOOR



1ST FLOOR



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 error, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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