



Mulberry Way, Bolsover, Chesterfield, Derbyshire S44 6WN

 4

 2

 1

 EPC

£389,995

PINWOOD



Mulberry Way Bolsover Chesterfield Derbyshire S44 6WN

£389,995

**4 bedrooms
2 bathrooms
1 receptions**

- 4 spacious bedrooms
- 2 modern bathrooms
- Detached house built 2023
 - Bright reception room
 - Located in Bolsover
 - Close to Chesterfield
- Easy access to amenities
 - Ideal family home
 - Quiet residential area
- Viewing recommended



Nestled in the charming area of Bolsover, Chesterfield, this stunning detached house on Mulberry Way offers a perfect blend of modern living and comfort. Built in 2023, the property boasts a contemporary design that is sure to appeal to families and professionals alike.

Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The house features four well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With two stylish bathrooms, morning routines and family life are made effortless.

The property is set in a desirable location, providing easy access to local amenities, schools, and parks, making it an excellent choice for families. The modern construction ensures energy efficiency and low maintenance, allowing you to enjoy your home without the hassle of extensive upkeep.

This delightful home is perfect for those seeking a fresh start in a vibrant community. With its ample space and contemporary features, it is a rare find in today's market. Do not miss the opportunity to make this beautiful house your new home.

ENTRANCE HALL

Tiled flooring and under-stairs storage for convenience.

LOUNGE

A cozy retreat with a large bay window, plush carpeting, and a central heating radiator.

KITCHEN

A contemporary space featuring quartz worktops, a Nikolatesla Prime hob, a double oven, a wine cooler, and a sleek swan neck mixer. The tiled flooring and UPVC window complete this stunning culinary area.

DINING AREA

Spacious with a central heating radiator, perfect for family meals or entertaining.

SUN ROOM

Flooded with natural light through a skylight and UPVC window, with a sliding door leading to the garden.

UTILITY

Equipped with worktops, under-counter space for a washer and dryer, and a built-in sink.

WC

Featuring tiled flooring, a toilet, a hand wash basin, and an opaque UPVC window for privacy.

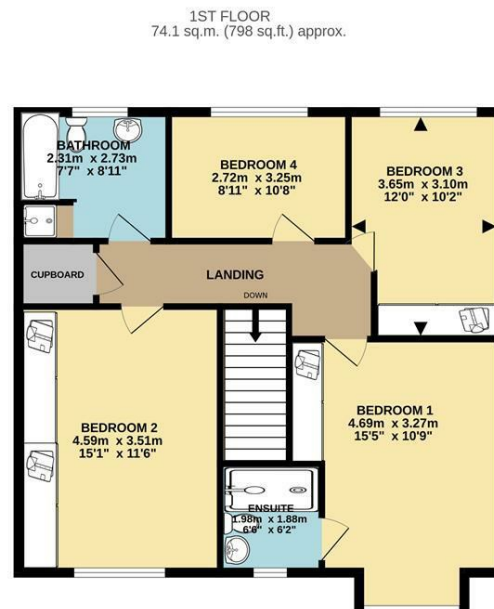
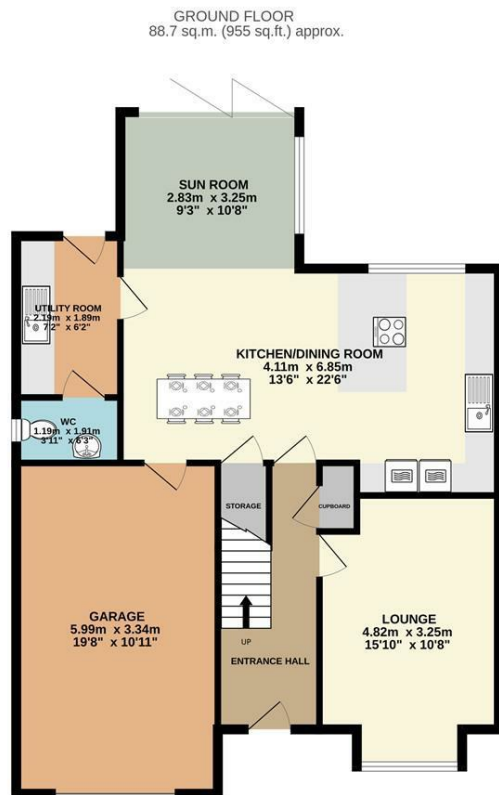
BEDROOM 1

A luxurious space with a bay window, built-in wardrobe, carpeted and spacious. A perfect calming retreat.

ENSUITE

En-suite featuring a walk-in shower, vanity sink, tiled splash back, and heated towel radiator.





TOTAL FLOOR AREA: 162.9 sq.m. (1753 sq.ft.) 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 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		
(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	

Spacious and carpeted with a large UPVC window and built-in wardrobe.

BEDROOM 3

Carpeted with a central heating radiator, UPVC window, and built-in wardrobe.

BEDROOM 4

Well-sized with carpeting, a central heating radiator, and a UPVC window.

BATHROOM

A modern suite with a corner shower, bath with tiled splashback, sink, toilet, and an opaque UPVC window for privacy.

GARAGE

A large garage with lighting, ideal for storage or parking.

OUTSIDE

Rear Garden: A mix of paved and grassed areas with side gate access for convenience.

Front Garden: A well-maintained space adding to the home's curb appeal.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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