



Brockley Wood Close, Bolsover, Chesterfield, S44 6GY

 4

 2

 1

 EPC

 B

£358,000

P I N E W O O D

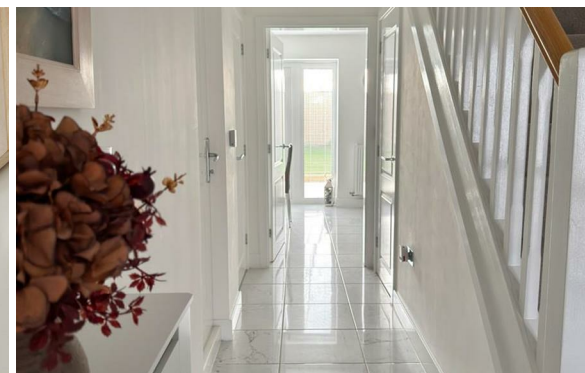


Brockley Wood Close Bolsover Chesterfield S44 6GY

£358,000

**4 bedrooms
2 bathrooms
1 receptions**

- Spacious 4-bedroom house - Detached property in Bolsover, new build estate
- Modern and well appointed bathrooms with a huge reception room
 - Close to local amenities, near to Bolsover shops
 - Easy access to transport links, M1 nearby for commuting
- Ideal family home with numerous upgrades added like the garden lighting and interior shutters
- A generous 1480 sq ft of space, perfect for hosting family or entertaining guests
 - All 4 bedrooms come with built in wardrobes for added convenience
- Stunning kitchen area with French doors leading out onto the garden patio
 - Freehold - EPC rated: B
- Integral garage, space for one car and houses the boiler





****STUNNING DETACHED 4 BED WITH THOUGHTFUL UPGRADES AND MODERN APPLIANCES, DON'T MISS OUT ON THIS OPPORTUNITY****

This new build located on Brockley Wood Close, Bolsover, is a delightful detached house offering a perfect blend of comfort and modern living. Spanning an impressive 1,480 square feet, the property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere. The well-appointed layout ensures that each room flows seamlessly into the next, enhancing the overall sense of space and light throughout the home. The standout room of this property is the kitchen / dining room area, with its open plan layout and convenient modern appliances, offering you the perfect place to feed the family or entertain guests. Featuring a gas hob, built in oven and microwave, extractor, fridge / freezer and more.

The property features two bathrooms, thoughtfully designed to cater to the needs of a busy household. This ensures convenience and privacy for all family members, making morning routines a breeze.

Outside, the house benefits from ample parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area of Bolsover is known for its picturesque landscapes and community spirit, offering a peaceful retreat while still being within easy reach of local amenities and transport links. The garden has been thoughtfully upgraded, leaving you with a modern, landscaped south facing gem, ready to be enjoyed.

This property presents a wonderful opportunity for those looking to settle in a tranquil yet accessible location in Derbyshire. With its spacious interiors and practical features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

Contact Pinewood Properties for more information or to book a viewing!

Entrance Hall

A welcoming entrance hall adorned with glossy floor tiles and 2 full-length window beside the front door, creating a bright and airy first impression. The space includes a radiator cover and a tasteful wall artwork, adding a touch of elegance.

Lounge

20'9" x 10'8" (6.33m x 3.26m)

Spacious and bright, the lounge features a large bay window that allows in plenty of natural light. The room is finished with soft carpeting and neutral walls, providing a comfortable area for relaxation with ample space for seating.

Kitchen/Dining Room

8'11" x 26'11" (2.71m x 8.20m)

The kitchen and dining room form an open-plan space that is flooded with natural light from the rear windows and French doors leading to the south facing garden. The kitchen area is fitted with sleek grey cabinets and white countertops, equipped with modern appliances including a gas hob and built-in oven and microwave. A breakfast bar with seating offers a casual dining option, while the adjoining dining area is perfect for family meals, with space for a large dining table.

Utility Room

5'4" x 5'9" (1.63m x 1.75m)

A practical utility room with fitted units matching the kitchen, housing a washing machine beneath the worktop and a stainless steel sink. The room benefits from a frosted glass door providing access to the outside, and floor tiles consistent with the kitchen for a cohesive look.

WC

A convenient ground floor cloakroom with modern white sanitary ware including a close-coupled WC and a small corner sink with marble-effect splashback. The light and neutral tiles complement the clean and fresh feel of the space.

Bedroom 1

13'3" x 11'2" (4.03m x 3.41m)

Bedroom 1 is a generously sized principal bedroom featuring neutral carpeting and white walls. A large window fills the room with natural light, and built-in mirrored wardrobes provide excellent storage. The room enjoys access to a private en suite shower room.

Ensuite

6'11" x 6'6" (2.12m x 1.98m)

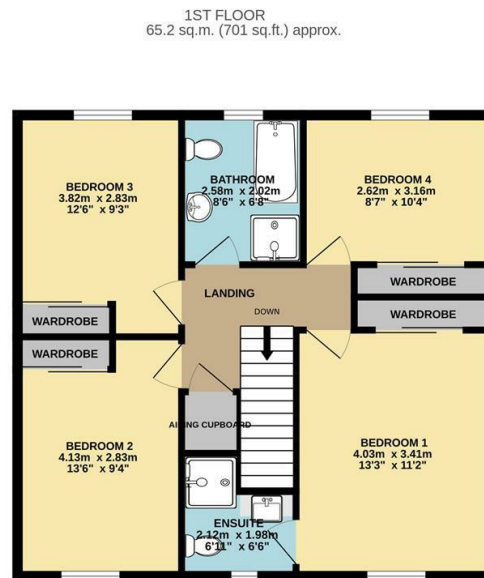
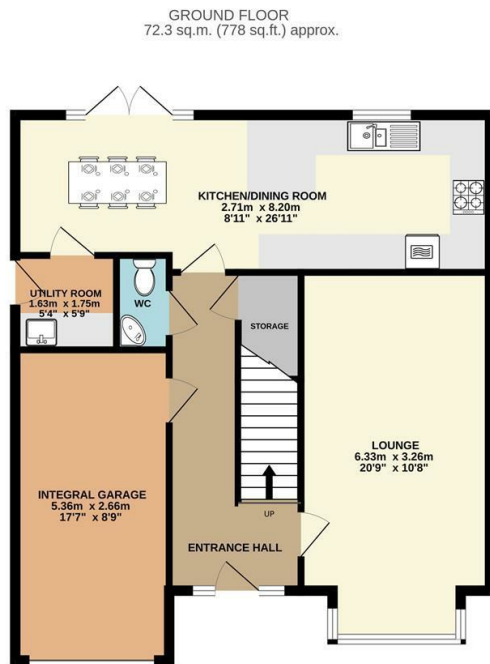
The en suite shower room features a fully tiled interior with a walk-in shower enclosure, modern white basin set in a vanity unit, and a close-coupled WC. Neutral tones and a chrome heated towel rail complete this contemporary space.

Bedroom 2

13'6" x 9'4" (4.13m x 2.83m)

Bedroom 2 offers a quiet retreat with a generous floor area, neutral carpeting, and white walls. The room is well lit by a window and benefits from built-in mirrored wardrobes providing ample storage space.

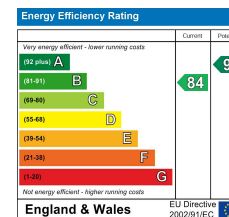




TOTAL FLOOR AREA: 137.5 sq.m. (1480 sq.ft.) approx.

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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Bedroom 3

12'6" x 9'3" (3.82m x 2.83m)

Bedroom 3 is a comfortable room furnished with neutral carpeting and soft white walls. It includes yet another built-in wardrobe, offering good storage, and has a window providing natural light.

Bedroom 4

8'7" x 10'4" (2.62m x 3.16m)

Bedroom 4 is the smallest bedroom, featuring neutral décor and carpet. It is equipped with a built-in wardrobe and a window for daylight.

Bathroom

8'6" x 6'8" (2.58m x 2.02m)

The family bathroom is fully tiled in neutral shades and comprises a white bath with shower over, a pedestal basin, and a close-coupled WC. A window allows natural light to enter, complementing the modern fittings and sleek design.

Rear Garden

The rear garden is a wonderful outdoor space with a generous lawn bordered by timber fencing for privacy. A large paved patio area provides ample room for outdoor dining and seating, ideal for relaxing or entertaining with outdoor lighting that illuminates this area when the night draws in. The garden is neatly maintained and freshly landscaped, ready to be enjoyed!

General Information

EPC: B

Total Floor area: 1480 sq. ft. Approx

Gas Central heating (boiler located in garage)

uPVC double glazing

South Facing Fully Enclosed garden that has been landscaped with upgrades adding such as lighting being added through the garden.

Full set of shutters added to the windows throughout the house.

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