



**wards**  
estate agents

**32 Hawke Brook Close**

Bolsover, Chesterfield, S44 6GD

**£375,000**



## 32 Hawke Brook Close

Bolsover, Chesterfield, S44 6GD

OFFERED WITH NO UPWARD CHAIN AND IMMEDIATE POSSESSION!!

Early viewing is highly recommended of this impeccably presented and maintained FOUR BEDROOM/TWO BATHROOM Executive Detached Family Home. Situated in this very popular cul de sac within the highly sought after residential setting. Located within close proximity of all local amenities, bus routes, schooling and major commuter road links via the M1 motorway J29a/30 to Dronfield, Sheffield, Nottingham, Derby and further afield.

This outstanding property benefits from a 10 year NHBC build certificate (2020), has gas central heating (boiler serviced in Jan 2025) and uPVC double glazing/facias/soffits & dry end ridges. Internally the attractively decorated interior comprises of spacious entrance hall, cloakroom/WC, converted garage which retains front cycle storage. Front family reception room and impressive fully integrated dining kitchen with complementary utility. To the first floor main double bedroom with luxury en suite shower room, three further double bedrooms and exquisite family bathroom with 4 piece suite.

Front open plan artificial lawn area with low maintenance gravel borders. Ample car standing spaces to the driveway for two vehicles. Impressive rear Limestone patio which is absolutely fabulous for outside family and social outside entertainment!! Lower artificial lawns with substantially fenced boundaries and side secure gates. Outside lighting and water tap located in the garage

### Additional Information

Gas Central Heating-Vaillant Boiler- serviced Jan 2025  
uPVC double glazing/facias/soffits/dry end ridges  
Security Alarm System

Electric blinds included in the reception room, dining kitchen & all four bedrooms  
Gross Internal Floor Area- 139.0 Sq.m/1496.4 Sq.Ft.  
Council Tax Band -D  
Secondary School Catchment Area - The Bolsover School







### Entrance Hall

16'3" x 6'3" (4.95m x 1.91m)

Spacious entrance door with front composite door. Useful under stairs store cupboard. Access to the converted garage, now utilised with Beauty Salon/Studio and front Bicycle store.

### Cloakroom/WC

5'4" x 3'3" (1.63m x 0.99m)

Comprising of a White 2 piece suite which includes a low level WC and wash hand basin.

### Reception Room

17'8" x 10'11" (5.38m x 3.33m)

Beautifully presented family reception room with front aspect bay window. Feature Media Wall with shelving.

### Superb Dining Kitchen

26'10" x 9'8" (8.18m x 2.95m)

Fabulous fitted dining kitchen which comprises of a range of Cappuccino fronted base and wall units with complimentary work surfaces/upstands and inset composite sink with tiled splashbacks. Integrated double oven, gas hob and chimney extractor above. Integrated fridge freezer and dishwasher. Breakfast Bar seating. French doors onto the large rear patio and gardens.

### Utility Room

5'4" x 4'11" (1.63m x 1.50m)

Comprising of a complimentary range of base and wall units with complimentary work surfaces/upstands and having an inset stainless steel sink. Space for washing machine. Glazed rear door leads to the side of the property.

### Converted Garage

12'0" x 8'4" (3.66m x 2.54m)

An excellent converted garage. The room has additional insulation, lighting and power. The Vaillant Boiler is located in the studio, last serviced in Jan 2025. Water tap.

### Bicycle Store

9'0" x 4'7" (2.74m x 1.40m)

Excellent front storage/bicycle space/gardening equipment.

### First Floor Landing

9'11" x 6'11" (3.02m x 2.11m)

Airing cupboard with cylinder water tank.

### Front Double Bedroom One

17'1" x 11'2" (5.21m x 3.40m)

Generous main double bedroom with front aspect window. Quality full range of fitted wardrobes.

### Luxury En- Suite Shower Room

7'0" x 5'11" (2.13m x 1.80m)

Being fully tiled and comprising of a 3 piece suite which includes a shower cubicle with rainfall mains shower, wash hand basin set in attractive vanity units and low level WC. Downlighting

### Front Double Bedroom Two

13'7" x 9'1" (4.14m x 2.77m)

A second double bedroom with front aspect window.







### Rear Double Bedroom Three

12'6" x 9'1" (3.81m x 2.77m)

Rear aspect bedroom with view over the gardens. Access to the insulated loft space.

### Rear Double Bedroom Four

10'5" x 10'5" (3.18m x 3.18m)

A further fourth double bedroom enjoying rear garden views and including a quality range of mirror fronted fitted wardrobes.

### Exquisite Family Bathroom

8'7" x 6'7" (2.62m x 2.01m )

Being fully tiled and comprising of a 4 piece quality bathroom suite. Includes a shower cubicle with mains rainfall shower and additional shower attachment, bath with spray shower, pedestal wash hand basin and low level WC. Chrome heated towel rail and downlighting.

### Outside

Front open plan artificial lawn area with low maintenance gravel borders. Ample car standing spaces to the driveway for two vehicles. Converted Garage.

Impressive rear Limestone patio which is absolutely fabulous for outside family and social outside entertainment with a pleasant open rear aspect.

Lower artificial lawns with substantially fenced boundaries and side secure gates. Outside lighting.



### School catchment areas

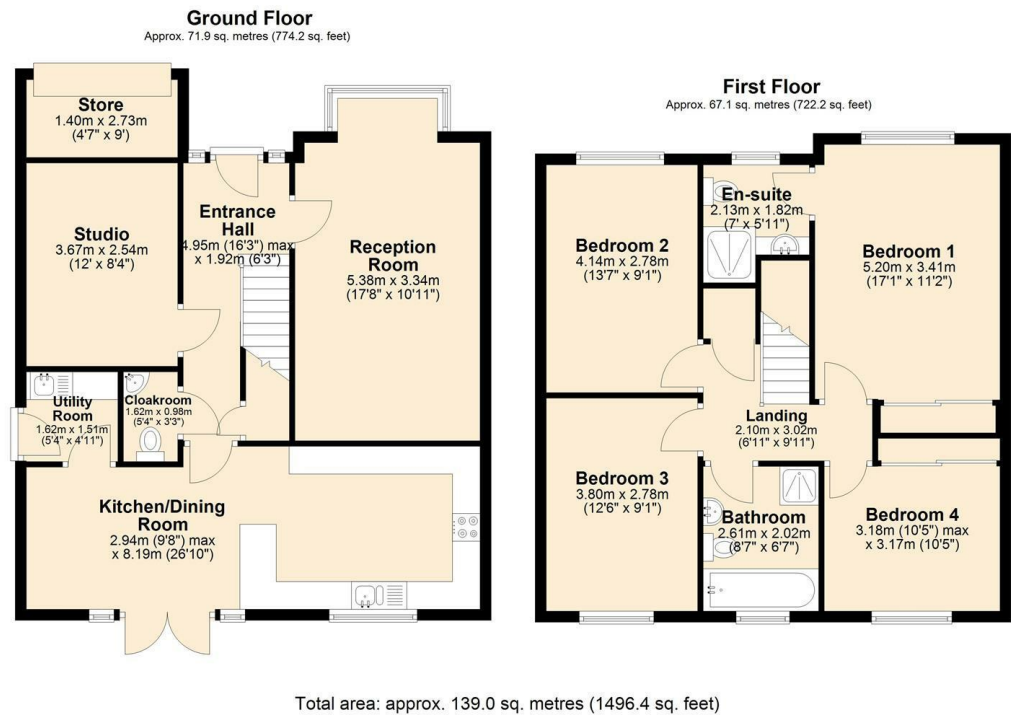
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. 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.





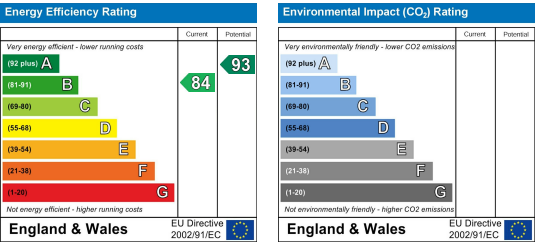
Floor Plan



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

