



2 Buckthorn Close, Bolsover, Chesterfield, S44 6FX

- 3 BEDROOM DETACHED HOME
- RECENTLY CONSTRUCTED HOME
 - DRIVEWAY FOR 2 CARS
 - TAX BAND C, EPC B
- MODERN KITCHEN DINER
- ENCLOSED REAR GARDEN
- BEDROOM WITH EN SUITE
- CALL HUNTERS NOW

Guide Price £220,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE OF £220,000 TO £230,000

WELL PRESENTED, RECENTLY CONSTRUCTED 3 BEDROOM DETACHED HOUSE, located in Bolsover. Ideally situated for Bolsover Secondary School, easy access to M1 & close to all local amenities including shops, pharmacy, hairdressers, restaurants & more in Bolsover Village plus the famous Bolsover Castle.

Downstairs, this property comprises of a lounge, modern kitchen diner with double doors onto the rear garden, and a WC.

Upstairs, there is the main bedroom with a 3 piece suite shower room en suite, a further 2 bedrooms and a 3 piece suite bathroom.

Gas central heating (combi boiler) and uPVC double glazed windows.

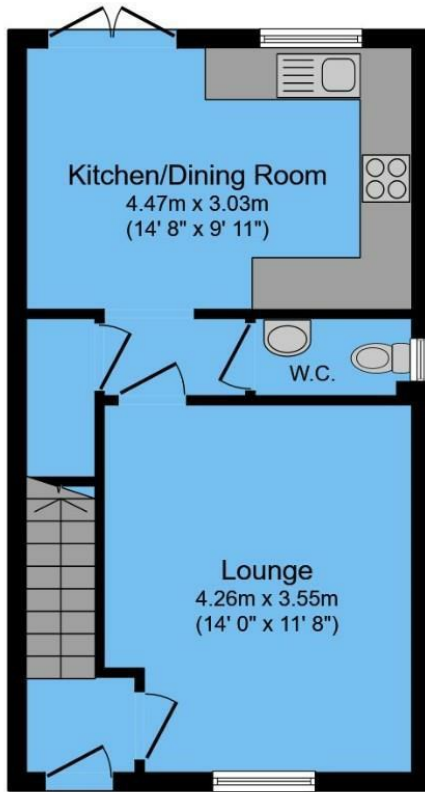
Good sized enclosed rear garden and driveway for 2 cars at the front.

Call Hunters to get your viewing booked now!

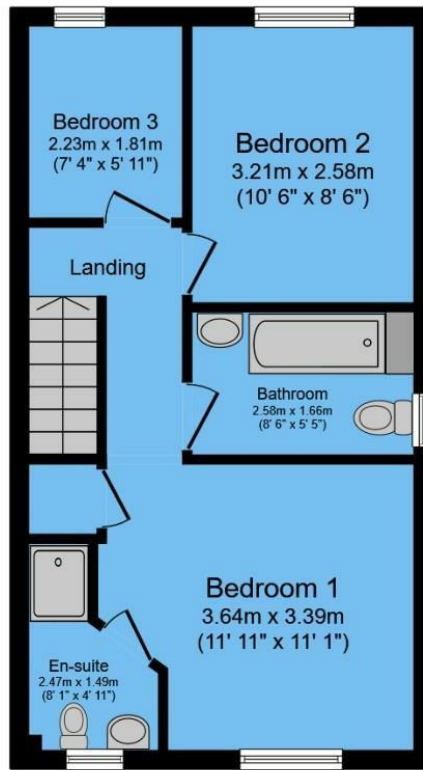
Freehold, Tax band C, EPC Rating B.







Ground Floor



First Floor

Total floor area 75.0 m² (807 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>