



Offers Over £325,000 Freehold

28 MILL LANE | BOLSOVER | CHESTERFIELD | S44 6NP

BuckleyBrown
ESTATE AGENTS

A WARM WELCOME AWAITS....

Located in the desirable area of Mill Lane, this delightful four bedroom detached family home offers a spacious layout, cosy home comforts and modern living throughout. Situated within close proximity to local schools, transport links and amenities, this really is the perfect family home!

Upon entering, you are greeted by the welcoming entrance hallway, leading to the first reception room, a bright space currently used as a study, but can be used flexibly to suit your families needs, complete with a further handy storage area. Also situated at the front of the home is the dining room, a perfect setting for spending time with family. Through to the rear of the house you will find another living area, which is the true heart of the home, with a gorgeous media wall and bi-fold doors onto the rear garden, this really is the perfect setting to relax in with family or entertain friends in the summer months. The kitchen is a bright space, complete with ample matching cabinetry. To complete this floor is a handy WC.

Heading upstairs, this home features four well proportioned bedrooms, all with ample space and opportunity to make your own, while the master bedroom has the luxury of its own En-Suite facility! To complete this floor is the family bathroom.

The exterior of the property compliments its interior charm, with a well maintained rear garden, a tranquil setting to enjoy spending time with family. To the front of the home offers a driveway for ample off street parking.

This detached house on Mill Lane is a wonderful opportunity for those looking to settle into their perfect family home. With an interior that boasts a contemporary and neutral decor throughout, allowing for a seamless transition into your personal style and spacious layout, it is ready to become your new home.

Call today to view!





Entrance Hallway

Allowing access into:

Study 11'7" x 8'2"

Window to the front elevation and access into a further storage area.

Dining Room 13'10" x 8'3"

LVT flooring with ample space for your desired dining furniture.

Living Room 20'10" x 11'3"

LVT flooring with feature media wall, fireplace, central heating radiator and patio doors leading to the rear garden.

Kitchen 12'5" x 9'5"

LVT flooring, matching cabinets with wooden worktops over. integrated appliances such as an oven, fridge/freezer, tiled splash back, window to the rear elevation.

Downstairs WC

Downstairs WC with a hand wash basin.

Bedroom One 15'7" x 11'10"

Carpeted master bedroom with central heating radiator, window to the rear elevation

En-Suite 7'3" x 4'7"

Three piece suite with bath, low flush WC, and hand wash basin.

Bedroom Two 12'11" x 10'6"

Spacious bedroom with carpeted flooring, central heating radiator, and window to front elevation.

Bedroom Three 11'0" x 10'5"

Spacious bedroom with carpeted flooring, central heating radiator, and window to front elevation.



Bedroom Four 12'5" x 9'0"

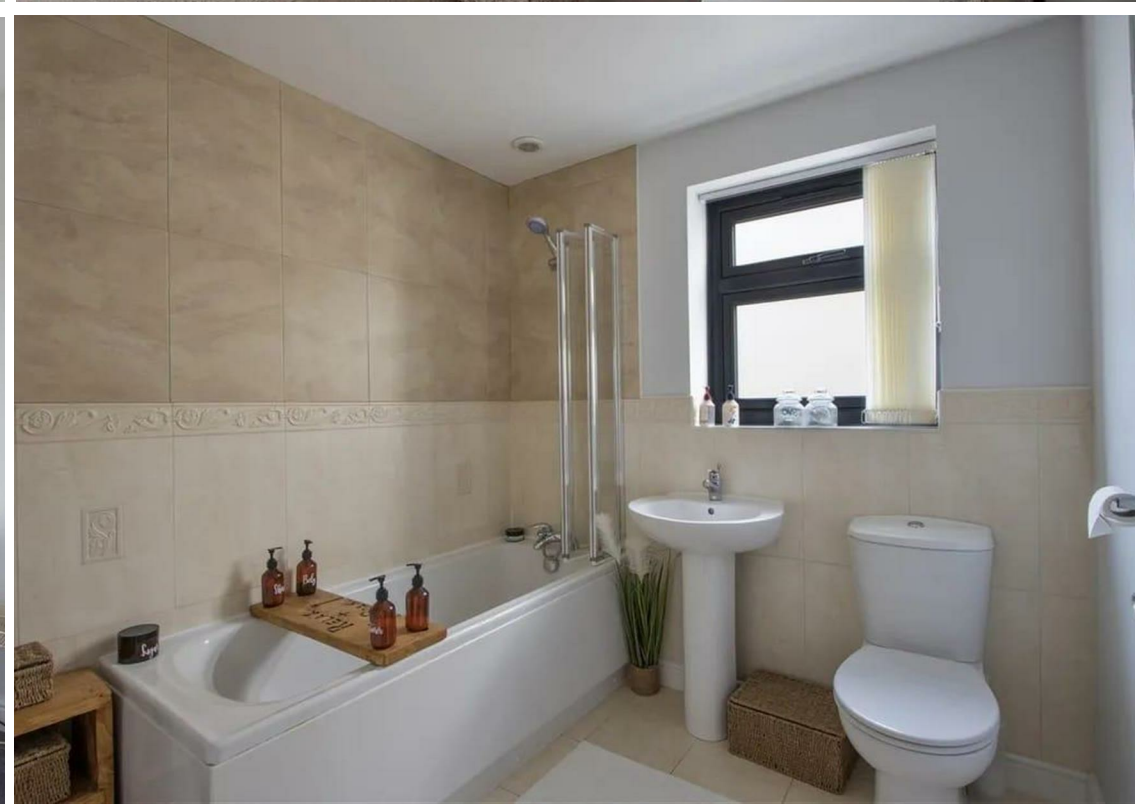
Spacious bedroom with carpeted flooring, central heating radiator, and window to rear elevation.

Bathroom 7'2" x 7'1"

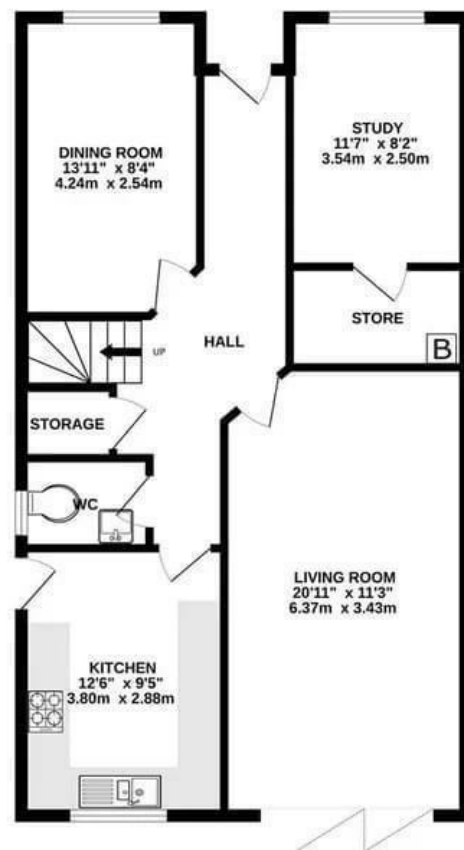
Three piece suite with bath, hand wash basin and low flush WC.

Outside

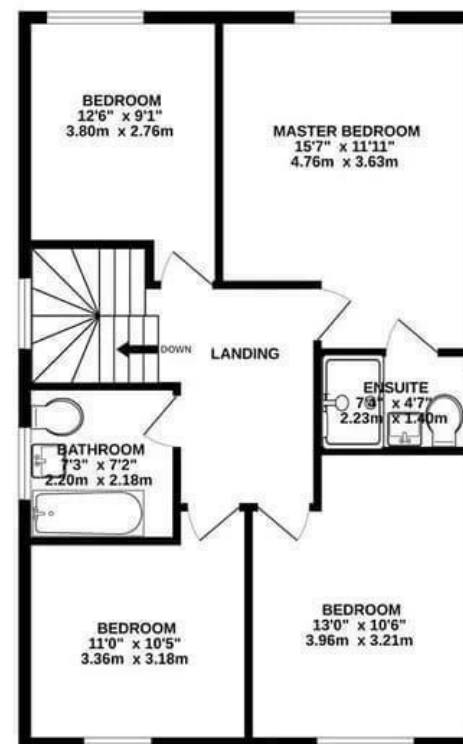
To the front, a spacious driveway offers ample parking for multiple vehicles. At the rear, you'll find a beautifully designed patio area featuring low-maintenance artificial grass and a stylish pergola — perfect for outdoor relaxation and entertaining.



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 sq.m.) 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.
Made with Metropex C2305

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
England & Wales		EU Directive 2002/91/EC

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