



**Michaelwood Way, Bolsover CHESTERFIELD S44 6GG**



**welcome to**

## **Michaelwood Way, Bolsover CHESTERFIELD**

This modern two-story home offers a spacious lounge, an open-plan kitchen/diner with utility room, and a convenient ground-floor W.C. Upstairs, four bedrooms — including a main bedroom with en-suite — provide comfortable family living, supported by a central bathroom and landing.

### **Entrance Hall**

A welcoming entrance hall providing access to the lounge, kitchen/ diner, downstairs W/C and carpeted staircase leading to the first floor of the property.

### **W/C**

Convenient ground floor W/C, fitted with a low level toilet wash basin and radiator.

### **Living Room**

Spacious and bright living room positioned at the front of the property, with laminate flooring throughout, generous space for furniture, a large window to allow plenty of natural light and a radiator situated directly underneath.

### **Kitchen/ Diner**

Impressive open plan kitchen and dining space spanning the width of the property. Fitted with a range of wall and base units, integrated appliances and ample worktop space. Plenty of room for a family dining table and seating area. Double doors open out to the rear garden making this an ideal space for entertaining.

### **Utility Room**

Separate utility room accessed from the kitchen, providing additional storage and space for laundry appliances

### **Landing**

Carpeted landing providing access to 4 bedrooms, a family bathroom and an airing/ storage cupboard.

### **Main Bedroom**

A well-proportioned main bedroom, with a double glazed window and a radiator underneath, including access to a private en-suite, offering added comfort and privacy.

### **En-Suite**

A compact shower room connected to the main bedroom, with a towel radiator, floating wash basin and a low level toilet. Ideal for personal use and morning routines.

### **Bedroom 2**

A spacious second bedroom, to allow for a queen bed, ample wardrobe space and additional storage. fitted with a double glazed window and radiator underneath. Perfect for a guest or child's room.

### **Bedroom 3**

This bedroom is perfectly sized for a double bed, nursery or study. It's shape makes it easy to furnish, and it offers a comfortable, quiet space away from the main living areas.

### **Bedroom 4**

A charming fourth bedroom, ideal for a double bed for a guest room, a child's room, hobby space, or a dedicated work-from-home setup, full of natural light and a small radiator under the window.

### **Bathroom**

The family bathroom sits conveniently off the landing, serving all bedrooms with ease. It provides a shared space for daily routines, designed to be both functional and comfortable, including a bath/shower, low level toilet and floating wash basin, fitted with beautiful marble tiles throughout.





### **Rear Garden**

Private rear gardens designed for practical indoor-outdoor living, including a patio directly accessible from the home, providing a convenient space for dining or relaxing. A canopy to offer protection from the weather, allowing the outdoor space to be used throughout the year, with a generous grass area to follow.

### **Garage**

The garage offers excellent storage or parking space, with additional parking space to the front of the property.



***view this property online*** [williamhbrown.co.uk/Property/CSF105032](http://williamhbrown.co.uk/Property/CSF105032)



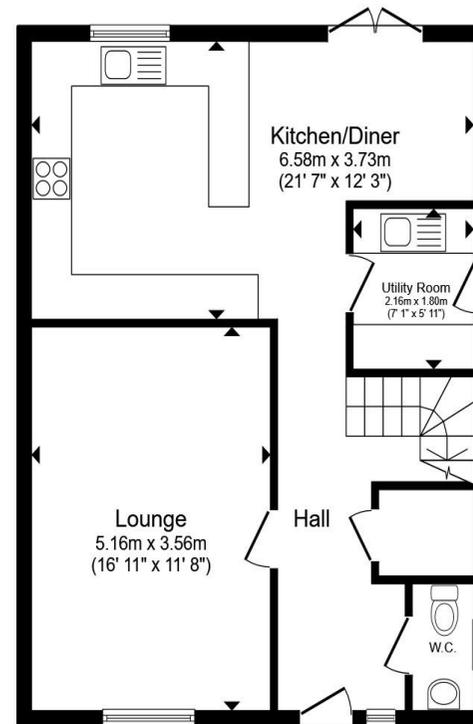
welcome to

## Michaelwood Way, Bolsover CHESTERFIELD

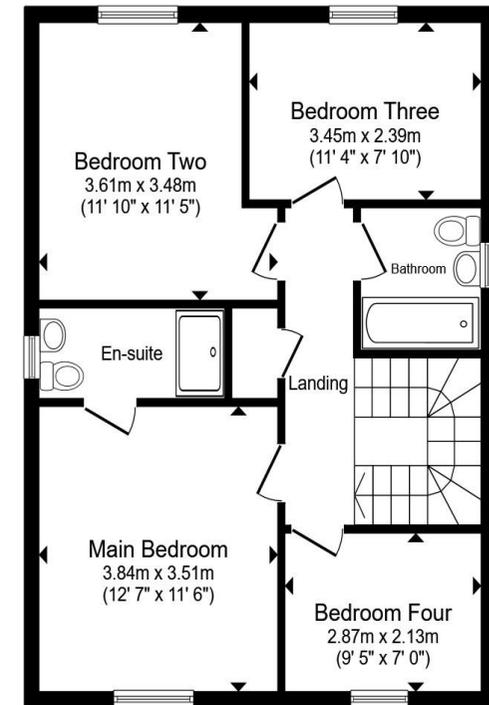
- Council Tax Band D
- Garage
- Four Bedroom Detached
- Modern Fitted Kitchen
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers in excess of  
**£325,000**



**Ground Floor**



**First Floor**

Total floor area 118.3 m<sup>2</sup> (1,273 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). Powered by [www.propertybox.io](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/CSF105032](http://williamhbrown.co.uk/Property/CSF105032)



Property Ref:  
CSF105032 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40  
1TP



[williamhbrown.co.uk](http://williamhbrown.co.uk)