



£350,000 Freehold

32 HAWKE BROOK CLOSE | BOLSOVER | CHESTERFIELD | S44 6GD

BuckleyBrown
ESTATE AGENTS

THE UPGRADE YOU'VE BEEN WAITING FOR...

Sat in the desirable area of Bolsover, this delightful four bedroom detached house is everything you have been waiting for. With spacious rooms, modern decor and a stunning garden, what's not to love?

Upon entry you are welcomed by the spacious hallway, allowing access into the living room, which is a great space for relaxing with family. To the rear of the home is where you will find the gorgeous open plan kitchen/diner, the true heart of the home and the perfect area for entertaining guests! Just off here is a handy utility room. You will also find a downstairs WC off the hallway and to complete this floor is the integral garage, currently used as a studio.

Heading upstairs you will find four bedrooms, all with ample space and opportunity to make your own. The master bedroom has the luxury of built in wardrobes and its own En-Suite facility! The fourth bedroom also has built in wardrobes, perfect for all your storage needs! To complete this floor is the stunning family bathroom, complete with a bath and shower!

Outside, the well-maintained garden provides a serene retreat, ideal for children to play or for adults to unwind after a long day. The outdoor space offers low maintenance with artificial lawn, making it perfect for busy family life! To the front of the home you will find a driveway allowing for ample off street parking.

This home is a perfect blend of comfort, style, and practicality, making it an ideal choice for families looking for their next home. Don't miss the chance to view this lovely property and envision your future here.

Call today to view!





Entrance Hallway

Allowing access into:

Reception Room

Carpeted flooring, window to the front elevation and central heating radiator.

Kitchen/Diner

Complete with a range of matching wall and base units with complementary worktop over. Inset sink and drainer, hob with hood over, along with integrated appliances. Handy breakfast bar along the L shaped worktop and ample space for your dining furniture. Window to the rear elevation and doors allowing access onto the rear garden.

Utility Room

Situated just off the kitchen and complete

with matching wall and base units, worktop over and inset sink. Space for appliances and side door allowing access outside.

Downstairs W/C

Complete with low flush WC and hand wash basin.

Integral Garage

Currently used as a studio.

Bedroom One

Carpeted flooring, fitted wardrobes, central heating radiator and window to the front elevation. Access into its own En-Suite.

En-Suite

Complete with low flush WC, hand wash basin and shower. Frosted window to the front elevation.



Bedroom Two

Carpeted flooring, central heating radiator and window to the front elevation.

Bedroom Three

Carpeted flooring, central heating radiator and window to the rear elevation.

Bedroom Four

Carpeted flooring, central heating radiator, fitted wardrobes and window to the rear elevation.

Bathroom

Complete with low flush WC, hand wash basin, bath and shower. Frosted window to the rear elevation.

Outside

Enclosed and low maintenance rear

garden complete with artificial grass and large patio area. To the front offers a driveway allowing for ample off street parking and further artificial lawn and pebbled area.





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		93
(81-91) B	84	
(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		

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