



£360,000 Freehold

23 CHATSWORTH CLOSE | BOLSOVER | CHESTERFIELD | S44 6XJ

**BuckleyBrown**  
ESTATE AGENTS

ONE TO CALL HOME... Situated in the delightful area of Bolsover, this splendid four bedroom detached family home offers both comfort and style. With its spacious layout and neutral decor throughout, this home oozes a warm and welcoming atmosphere, allowing you to easily personalise the space to suit your taste. Come on in...

Upon entering, you will be greeted by the hallway, leading into the dining room first, a setting perfect for spending time with family enjoying home cooked meals. The home also benefits from a handy utility room. Leading into the kitchen, you will find a well looked after, practical space, complete with ample matching cabinetry. With space in abundance, a further reception room allows for a cosy setting to enjoy relaxing in with a good book. Through into the conservatory, you will find a bright space ideal for enjoying the summer months. To complete this floor is the downstairs WC.

Heading upstairs, the four well proportioned bedrooms provide ample room for family living, ensuring everyone has their own private sanctuary. Additionally, the master bedroom has the luxury of its own en-suite, with underfloor heating, while the family bathroom completes this floor, also benefiting from underfloor heating.

Outside, the rear garden offers low maintenance with a mainly lawned garden, complimented by flower beds, along with a patio area and summer house, creating a gorgeous setting to enjoy hosting friends in the summer sun. To the front is a further lawned area, along with a driveway for ample off street parking and a garage.

Situated in the heart of Bolsover, this home is conveniently located near local amenities, schools and transport links, making it an excellent choice for your next home. With its welcoming atmosphere and prime location, this detached house is truly the perfect family home. Don't miss the opportunity to make it yours.

Call today to view!





#### Entrance Hall

Allowing access into:

#### Dining Room 11'8" x 9'10"

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

#### Utility Room

Complete with matching cabinets, along with worktop over. Integrated appliance along with space for further appliances. Door allowing access to the side of the property.

#### Kitchen 11'7" x 9'10"

Complete with neutral matching cabinets, complimenting worktop over. Inset sink and drainer, oven, hob with hood over and integrated appliances. Window to the rear elevation and access into the utility room.

#### Lounge 20'3" x 12'7"

Carpeted flooring, feature fireplace and access into the conservatory.

#### Conservatory 11'8" x 10'7"

With window surround, door allowing access onto the garden and underfloor heating.

#### WC

Complete with low flush WC and hand wash basin. Window to the front elevation.

#### Landing

Access into:

#### Bedroom One 16'9" x 9'10"

Carpeted flooring, central heating radiator, windows to the front and side elevation, along with access into the en-suite.



#### Ensuite

Low flush WC, hand wash basin with further storage vanity unit, shower and underfloor heating.

#### Bedroom Two 12'0" x 8'9"

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

#### Bedroom Three 9'10" x 9'6"

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

#### Bedroom Four 10'8" x 6'3"

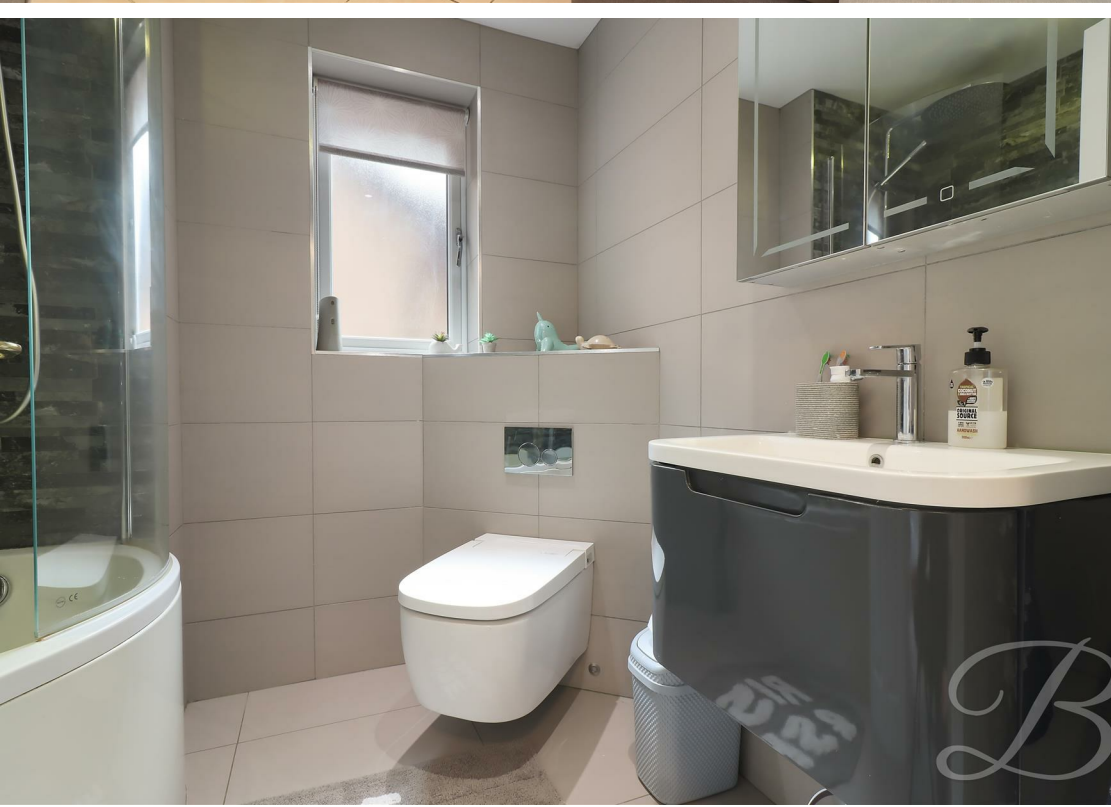
Carpeted flooring, central heating radiator and window to the rear elevation.

#### Bathroom

Low flush Japanese toilet, vanity unit hand wash basin and a spa bath with overhead shower. Underfloor heating and frosted window to the side elevation.

#### Outside

Enclosed rear garden with lawn, complimenting flower beds, patio area and summer house. To the front is a further lawned garden, along with a driveway for off street parking and a garage.





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)

**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) <b>A</b>                          |  |                         | <b>81</b>                                                                             |
| (81-91) <b>B</b>                            |  |                         |                                                                                       |
| (69-80) <b>C</b>                            |  |                         |                                                                                       |
| (55-68) <b>D</b>                            |  | <b>69</b>               |                                                                                       |
| (39-54) <b>E</b>                            |  |                         |                                                                                       |
| (21-38) <b>F</b>                            |  |                         |                                                                                       |
| (1-20) <b>G</b>                             |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

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