



Guide Price £450,000 Freehold

3 WELBECK GLADE | BOLSOVER | CHESTERFIELD | S44 6GE

**BuckleyBrown**  
ESTATE AGENTS

ELEGANCE ON A GRAND SCALE...Stunning five-bedroom detached family home set within an exclusive gated development in Bolsover.

Offering over-generous living accommodation, three en-suite bedrooms, a large open-plan reception/dining space with bi-fold doors, integral garage, driveway parking for multiple cars, this impressive home is ideal for modern family living. Conveniently located, you will be within close proximity to schools, amenities and transport links.

As you enter, you will be greeted by the spacious hallway, leading firstly into the reception room. An expansive room, flooded with natural light and is perfect for entertaining guests. You'll find ample space for your dining furniture along with bi-fold doors onto the rear garden, perfect for hosting parties in the summer! Through into the kitchen where you will find a modern finish, ample storage space and integrated appliances. To complete the kitchen is a breakfast bar, perfect to enjoy breakfast or a quick coffee with friends. Situated just off the kitchen is a handy utility, providing extra storage, along with a downstairs WC.

On the first floor you will see the property boasts four well proportioned bedrooms, each designed with comfort in mind, ensuring a peaceful retreat at the end of the day. While bedroom two and three both have the luxury of their own en-suites. To complete this floor is the family bathroom.

Heading to the second floor, you will find the main bedroom, a space that oozes luxury and tranquillity from the moment you step inside. With it's own en-suite along with extra storage space that is perfect for your own private dressing area.

Outside, the property benefits from a low maintenance rear garden with patio and la





**Entrance Hallway**  
Allowing access into:

**Reception Room 39'7" x 27'3"**  
A spacious room, filled with natural light and windows to the front and side elevation. Bi-fold doors onto the rear garden.

**Kitchen 15'0" x 12'8"**  
Complete with a range of matching wall and base units, along with complimentary worktop over. Inset sink, hob and oven, along with further integrated appliances. A handy breakfast bar and window to the rear elevation.

**Utility**  
Handy utility area with extra storage space.

**Downstairs WC**  
Low flush WC with hand wash basin.

**Bedroom Two 16'7" x 12'5"**  
This spacious bedroom features soft carpeted flooring and a central heating radiator for year-round comfort. A built-in wardrobe provides

convenient storage, while a window to the front elevation allows for plenty of natural light. The room also benefits from direct access to its own private en-suite bathroom, adding a touch of luxury and practicality.

**En-Suite**  
Three piece suite with shower, low flush WC and hand wash basin.

**Bedroom Three 14'10" x 11'5"**  
This spacious bedroom is fitted with comfortable carpeted flooring and a central heating radiator, creating a warm and inviting atmosphere. Two windows to the rear elevation allow plenty of natural light to fill the room, and the added benefit of a private en-suite provides both convenience and privacy.

**En-Suite**  
Three piece suite with low flush WC, hand wash basin and shower.

**Bedroom Four 11'4" x 9'8"**  
This well-presented bedroom features



comfortable carpeted flooring and a central heating radiator for added warmth. A window to the front elevation allows natural light to brighten the space, creating a pleasant and inviting atmosphere.

**Bedroom Five 11'3" x 9'8"**  
This bedroom is fitted with carpeted flooring and a central heating radiator, offering a cosy and comfortable setting. A window to the front elevation provides natural light, creating a bright and welcoming space.

**Bathroom**  
Four piece modern suite with bath, shower, low flush WC and hand wash basin.

**Main Bedroom 23'5" x 14'4"**  
The spacious master bedroom is beautifully presented with soft carpeted flooring and rear-facing windows that allow plenty of natural light to flow through the room. It benefits from two generous built-in storage cupboards, offering excellent practicality, and enjoys direct access to its own private en-suite bathroom, creating a comfortable and secluded retreat.

**En-Suite 9'1" x 8'2"**  
Three piece en suite with shower, hand wash basin and low flush WC.

**Storage Space 13'1" x 11'5"**  
The property also benefits from ample storage space, providing plenty of room to neatly organise belongings and keep the home clutter-free.

**Outside**  
To the front elevation, the property is accessed via a shared driveway with electric gates, within a secure, gated community. Upon arrival, you will find a private gravel driveway providing ample off-road parking, along with a garage for additional storage or secure parking. To the rear is a spacious, well-maintained lawn area with a patio, perfect for outdoor dining and relaxing.





Total floor area: 238.7 sq.m. (2,569 sq.ft.)

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>			
(81-91) <b>B</b>		87	91
(69-80) <b>C</b>			
(55-68) <b>D</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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CHESTERFIELD  
S44 6GE



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

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