



Offers In The Region Of £375,000 Freehold

9 HAREWOOD CLOSE | BOLSOVER | CHESTERFIELD | S44 6WP

**BuckleyBrown**  
ESTATE AGENTS

SETTING STANDARDS... Welcome to this charming four bedroom detached family home located on Harewood Close in the picturesque town of Bolsover. This property boasts modern decor throughout, creating a warm and inviting atmosphere that is perfect for family living.

As you enter you will find a spacious hallway, allowing access into the cosy reception room that serves as a wonderful space for relaxation. Into the well appointed kitchen/diner, you will find it's designed for both functionality and style. With a snug area, along with further space for a dining table, making it a delightful area for family meals and entertaining friends. Situated off the kitchen is a handy utility room and to complete this floor is a downstairs WC.

Heading upstairs there are four generously sized bedrooms, allowing ample space for everyone to enjoy their own private retreat, while the master bedroom benefits from the luxury of having its own en-suite. To complete this floor is the gorgeous family bathroom.

Outside offers a well looked after and low maintenance rear garden, with lawn and patio areas, a great setting to entertain friends and family in the summer time. This home benefits from a driveway for ample off street parking, along with a double garage, with stores to the rear, ideal for creating a home office, gym or just further storage areas! Not to mention there are two external taps, one to the front providing cold water and one to the rear providing both hot and cold water.

Situated in an ideal location, this home offers easy access to local amenities, schools and transport links, making it perfect for anyone looking for their next home within a central location.

This delightful detached house is a fantastic opportunity for those seeking a modern family home in a desirable area. Don't miss the chance to make this lovely property your own.

Call today to view.





**Entrance Hallway**  
Allowing access into:

**Reception Room 17'0" x 11'5"**  
A cosy setting with window to the front elevation and central heating radiator.

**Kitchen/Diner 19'11" x 12'3"**  
Complete with ample matching wall and base units, with complimenting worktop over. Inset sink and drainer, oven, hob with hood over and integrated appliances. Window to the rear elevation and doors allowing access to the rear garden. Snug area perfect for relaxing with family along with a further space for your dining furniture. Access into the utility room.

**Utility 6'11" x 6'2"**  
Cupboards for further storage, worktop

and space for appliances. Door allowing access onto the rear garden.

**Downstairs W/C**  
Complete with vanity unit low flush WC and hand wash basin.

**Bedroom One 13'8" x 11'6"**  
Carpeted flooring, central heating radiator and window to the rear elevation. Access into its own en-suite.

**En-suite**  
A gorgeous en-suite complete with low flush WC, vanity unit hand wash basin and walk in shower. Frosted window to the rear elevation.

**Bedroom Two 11'7" x 9'6"**  
Carpeted flooring, central heating radiator and window to the front elevation.

**Bedroom Three 9'0" x 8'0"**  
Carpeted flooring, central heating radiator and window to the front elevation.

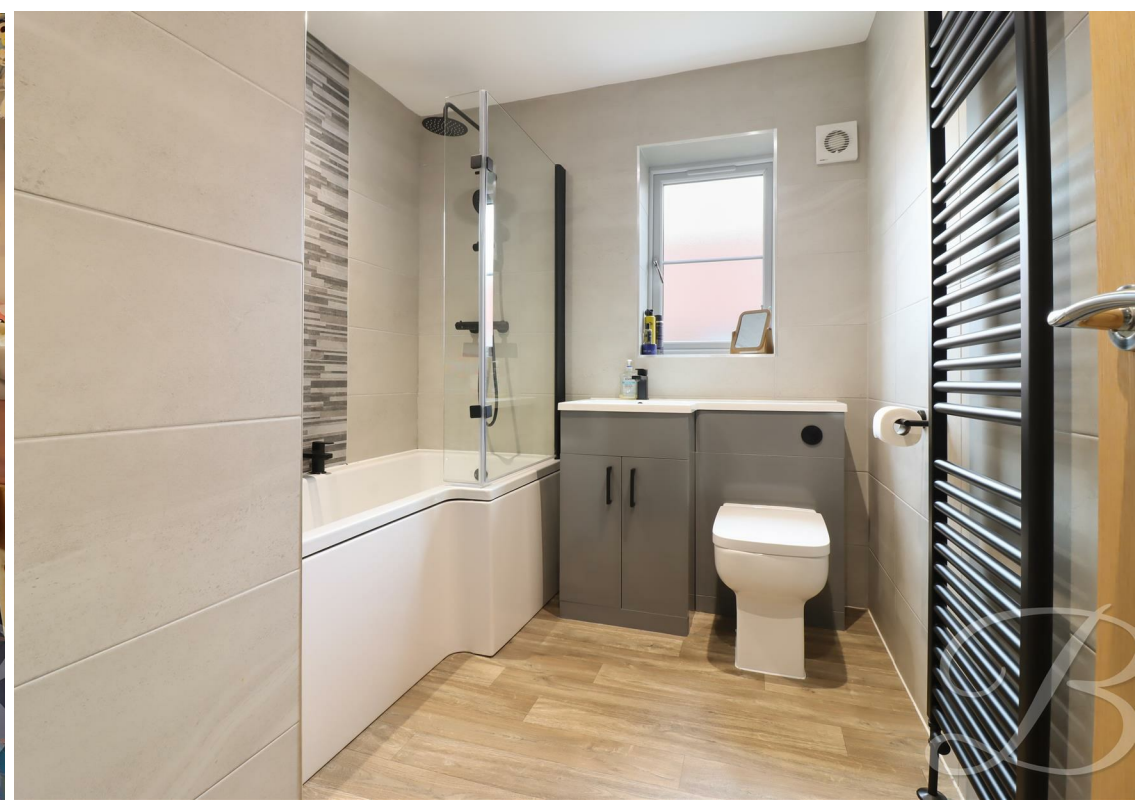
**Bedroom Four 8'2" x 7'10"**  
Carpeted flooring, central heating radiator and window to the rear elevation.

**Bathroom 8'10" x 7'0"**  
A modern family bathroom with vanity unit low flush WC and hand wash basin. Bath with overhead shower and frosted window to the side elevation.

**Outside**  
Enclosed rear garden, with lawn and patio areas. Driveway for 4/5 off street parking along with double garage. Sockets to both the front and rear of the property

**Garage One 13'8" x 9'11"**  
Complete with store areas, perfect for all your storage needs.

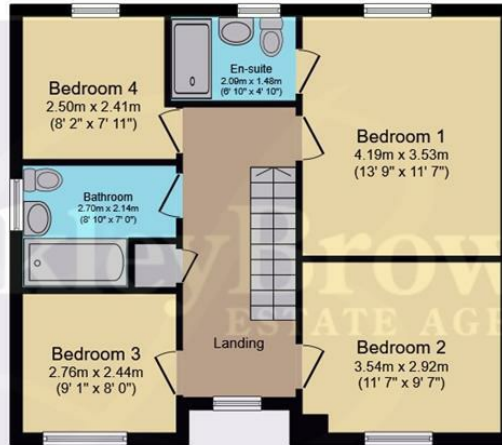
**Garage Two 11'10" x 9'4"**  
Great for storage with further store area to the rear.





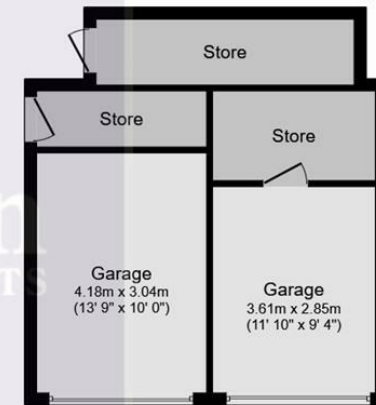
### Ground Floor

Floor area 59.6 sq.m. (641 sq.ft.)



### First Floor

Floor area 59.6 sq.m. (641 sq.ft.)



### Outbuilding

Floor area 37.0 sq.m. (398 sq.ft.)

**Total floor area: 156.1 sq.m. (1,681 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>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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