

Hawke Brook Close,Bolsover Chesterfield S44 6GD

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Hawke Brook Close, Bolsover Chesterfield

Guide Price £350,000 - £360,000

Beautifully presented four-bedroom detached family home in a popular Bolsover location. Offering a lounge, modern kitchen/diner, utility, WC, en-suite to the principal bedroom, integral garage, driveway and landscaped rear garden with covered seating area.

Front Of Property / Driveway
The property enjoys an attractive kerb appeal with a traditional red-brick frontage and well-maintained front garden. A double-width driveway provides ample off-road parking and leads directly to the integral garage. A paved pathway gives access to the main entrance, with established planting adding colour and character to the frontage.

Hall
A welcoming entrance hall providing access to the principal ground floor accommodation. Bright and spacious, the hall features stairs rising to the first-floor landing and offers an ideal first impression of this well-presented family home.

Garage
The integral garage provides excellent storage facilities and potential for workshop space, whilst also benefiting from internal access via the hallway. Equipped with power and lighting, the garage offers practical day-to-day convenience.

Downstairs Wc
Conveniently positioned off the hallway and fitted with a low-level WC and wash hand basin, finished in neutral tones.

Kitchen/Dining Room
The heart of the home is this superb open-plan kitchen and dining area, fitted with a range of contemporary wall and base units complemented by work surfaces and tiled splashbacks. Integrated cooking appliances and ample storage are provided, whilst the breakfast bar creates a sociable seating area. There is generous space for a family dining table and French doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living.

Utility Room
Located just off the kitchen, the utility room provides additional worktop space and storage, together with plumbing and space for laundry appliances. A useful external door offers convenient access to the garden.

Lounge
A spacious and inviting reception room enjoying a pleasant outlook to the front elevation. Tastefully decorated and flooded with natural light from the attractive bay window, the lounge offers ample space for family seating and is an ideal setting for relaxation and entertaining.

Stairs / Landing
The first-floor landing provides access to all bedrooms and family bathroom. A central area with doors leading to each room, creating a practical and well-balanced layout.

Bedroom One
A generous principal bedroom positioned to the rear of the property. Beautifully presented and offering ample room for a range of bedroom furniture, the room benefits from a private en-suite shower room.

En-Suite
Stylishly appointed and comprising a shower enclosure, low-level WC and wash hand basin. Finished with contemporary fittings and providing excellent convenience for the principal bedroom.

Bedroom Two
A well-proportioned double bedroom enjoying good natural light and offering ample space for









freestanding furniture, making it ideal for family members or guests.

Bedroom Three
Another spacious double bedroom overlooking the rear aspect, offering versatile accommodation and plenty of space for bedroom furnishings.

Bedroom Four
A good-sized fourth bedroom currently suited to use as a child's bedroom, home office or hobby room, providing flexibility to suit a variety of lifestyles and requirements.

Family Bathroom
Fitted with a modern three-piece suite comprising panelled bath, wash hand basin and low-level WC. Finished in a contemporary style and serving the remaining bedrooms.

Rear Garden
The enclosed rear garden has been thoughtfully landscaped to create an attractive outdoor space. Predominantly laid to lawn with mature planted borders and pathways, the garden also features a delightful covered patio seating area, ideal for outdoor dining, entertaining guests or simply enjoying the peaceful surroundings. Well maintained throughout, it provides a safe and private environment for families and pets alike.

Agents Note - Aml Fee
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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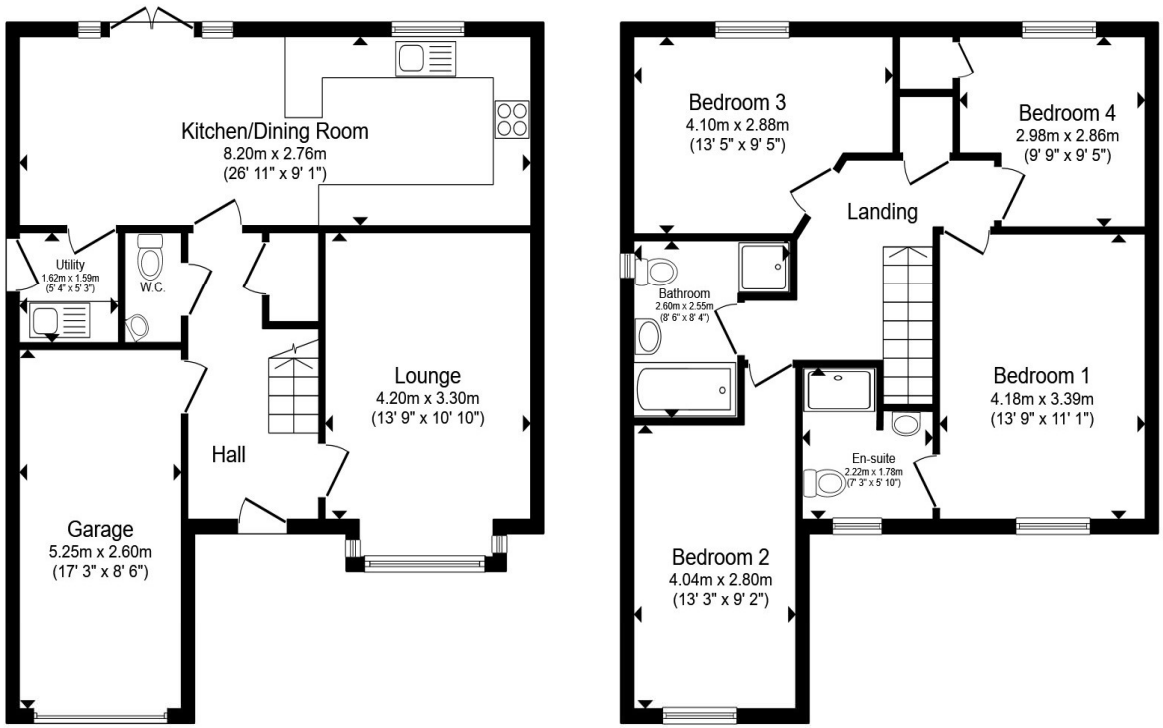
Hawke Brook Close, Bolsover Chesterfield

- **Guide Price £350,000 - £360,000**
- Council Tax Band - D
- Four-Bedroom Detached Family Home
- Modern Kitchen/Dining Room
- Breakfast Bar And Dining Area

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

guide price

£350,000



Total floor area 131.3 m² (1,414 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

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The Property Ombudsman

Property Ref:
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