



**Boleappleton Close, Bolsover, Chesterfield, Derbyshire S44 6GU**

 4

 2

 3

 EPC

B

**Offers In The Region Of**  
£200,000

**P I N E W O O D**



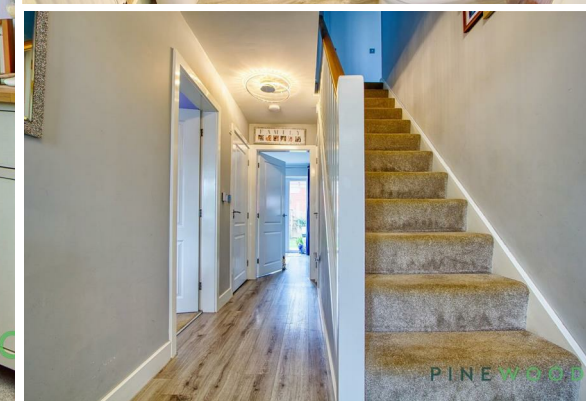


# Boleapleton Close Chesterfield Derbyshire S44 6GU

## Offers In The Region

**4 bedrooms**  
**2 bathrooms**  
**3 receptions**

- 4 spacious bedrooms
- 2 modern bathrooms
- 3 reception rooms
- Detached house
  - Built in 2022
- Located in Bolsover
  - 1,626 sq ft area
- Close to Chesterfield
  - Near local amenities
- Freehold - Council Tax Band: D





## A BEAUTIFULLY FINISHED 4 BEDROOM HOUSE, READY TO BE YOUR NEXT FAMILY HOME...

Nestled in the charming area of Boleappleton Close, Bolsover, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2022, the property boasts a generous 1,626 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by three spacious reception rooms, providing ample space for relaxation and entertainment. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy lounge, a formal dining room, or a playroom for the children. The natural light that floods these rooms creates a warm and inviting atmosphere throughout the home.

The property features four well-proportioned bedrooms, ensuring that everyone has their own private sanctuary. The two bathrooms are thoughtfully designed, offering convenience and comfort for busy mornings or unwinding after a long day.

Outside, the house benefits from parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area of Bolsover is known for its friendly community and picturesque surroundings, making it a delightful place to call home.

This exceptional property is perfect for those seeking a modern, spacious family home in a desirable location. With its contemporary design and ample living space, it is sure to impress. Do not miss the opportunity to make this beautiful house your new home.

**\*\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*\***

**\*\*Call Pinewood Properties for more information and to book a viewing\*\***

### ENTRANCE HALL

17'1" x 6'2" (5.22 x 1.9)

A welcoming entrance hall, laminate flooring and a central heating radiator help create a welcoming space, also including the understairs storage cupboard.

### LOUNGE

21'3" x 10'10" (6.48 x 3.32)

This lovely room features a huge bay window, filling the room with natural light for a cosy and spacious retreat. Also featuring a fitted plush carpet and a central heating radiator.

### STUDY

14'8" x 8'2" (4.49 x 2.5)

This lovely room (also just off of the entrance hall) features a plush fitted carpet, a smaller bay window for that lovely natural light and a central heating radiator.

### WC

5'2" x 2'11" (1.59 x 0.91)

This convenient WC features a low flush wc, a pedestal hand wash basin and a lovely tiled splash back.

### KITCHEN / DINING ROOM

9'7" x 26'4" (2.93 x 8.05)

The feature room of the property boasts a huge kitchen area, perfect for preparing large family meals or entertaining guests. Including a 4 ring gas hob and extractor, a sink with quarter bowl and drainer placed beneath the large uPVC window in here.

Before moving over to the dining area where you can fit a large dining table next to a central heating radiator and the large double patio doors that open up onto the garden.

### UTILITY

5'2" x 5'9" (1.58 x 1.76)

The convenient utility room is situated just off of the kitchen / dining room and features a lovely laminate worktop with a sink and under counter space for a washer and dryer. Also including a door with frosted glass leading out to the driveway for side access to the property.

### BEDROOM 1 + ENSUITE

15'1" x 11'1" (4.61 x 3.39)

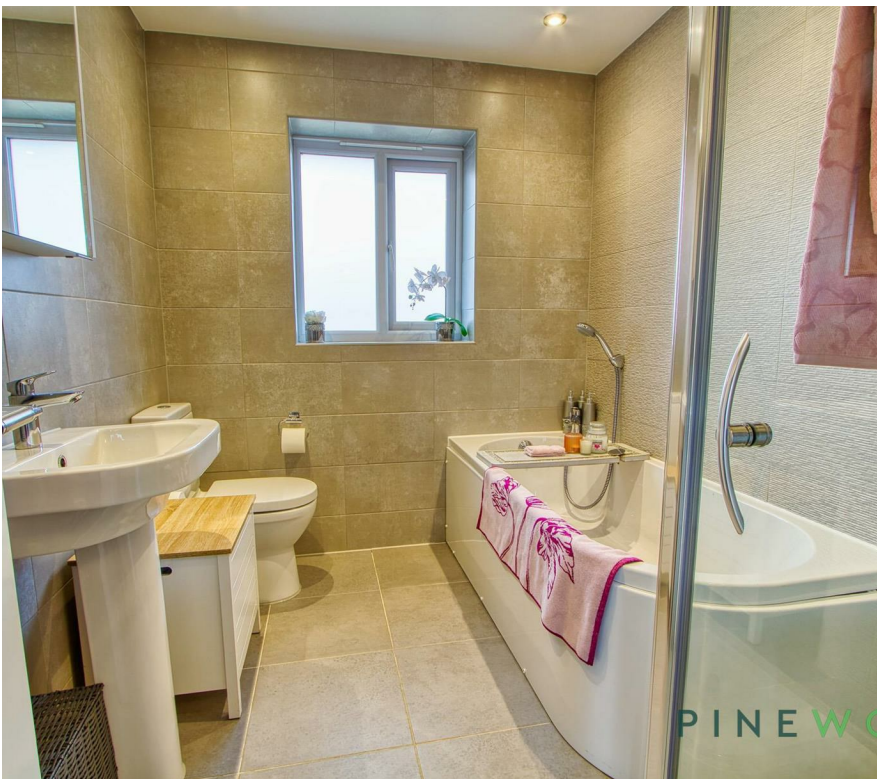
Coming upstairs we see the principal bedroom, featuring a large uPVC window, a fitted carpet, a central heating radiator and a fitted double wardrobe. Also including an attached ensuite.

The ensuite features lovely tiled flooring, a vanity sink unit and a low flush wc, also including a shower unit and a uPVC window with frosted glass for privacy.

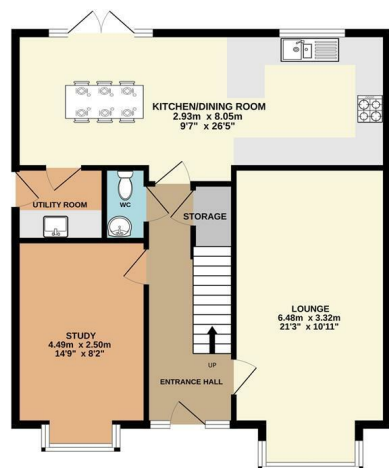
### BEDROOM 2

13'7" x 8'9" (4.16 x 2.67)

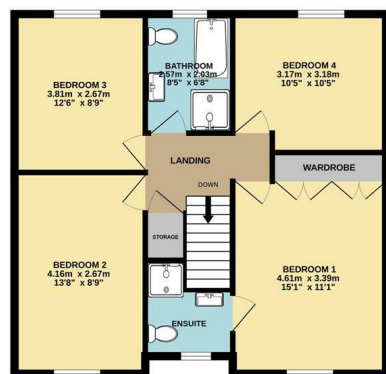
The second bedroom features a large uPVC window, a central heating radiator and a plush fitted carpet, with enough space for a double bed.



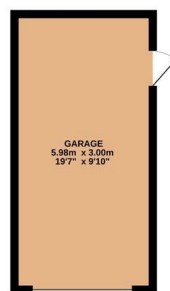
GROUND FLOOR  
75.0 sq.m. (794 sq.ft.) approx.



1ST FLOOR  
62.3 sq.m. (669 sq.ft.) approx.

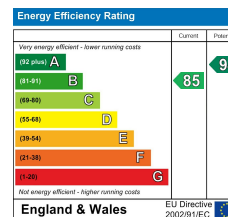


DETACHED GARAGE  
37.8 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA: 151.1 sq.m. (1626 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### BEDROOM 3

12'5" x 8'9" (3.81 x 2.67)

Coming through to bedroom 3, featuring a uPVC window overlooking the rear of the property, a central heating radiator and a fitted carpet.

### BEDROOM 4

10'4" x 10'5" (3.17 x 3.18)

The final bedroom features a uPVC window, a central heating radiator and a fitted carpet.

### BATHROOM

8'5" x 6'7" (2.57 x 2.03)

The family bathroom features a corner shower, a large bath with a shower attached to it, a low flush wc and a pedestal hand wash basin, lastly including a heated towel rail and a uPVC window with frosted glass for privacy.

### EXTERIOR

The exterior of this property is lovely, featuring a thoughtfully designed rear fully enclosed garden with patio and grass areas and a lovely front garden with vanity lighting and a path to the front door.

Also featuring a large single detached garage with an up and over door at the front and a side door access through the garden.

### GENERAL INFORMATION

EPC: B

Total Floor Area: 151.1 sq.m (1626 sq.ft.) Approx

uPVC double Glazing

Gas Central heating

### A RESERVATION AGREEMENT MAYBE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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