



Hawke Brook Close, Bolsover, Chesterfield, S44 6GD

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 EPC

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£390,000

PINEWOOD



Hawke Brook Close Bolsover Chesterfield Derbyshire S44 6GD

£390,000

**4 bedrooms
2 bathrooms
3 receptions**

- FOUR BEDROOM DETACHED
- SET BACK FROM THE ROAD
- DRIVEWAY WITH DOUBLE GARAGE
- THREE RECEPTION ROOMS
- MODERN FITTED KITCHEN
- FITTED WARDROBES
- MASTER BEDROOM WITH ENSUITE
- BEAUTIFUL ENCLOSED REAR GARDEN
- BURGLAR ALARM SYSTEM
- FREEHOLD - COUNCIL TAX BAND: D





Stunning Four-Bedroom Detached Home on a Generous Plot – Hawke Brook Close, Bolsover

Set in a peaceful cul-de-sac, this spacious 1,807 sq. ft. detached home offers modern comfort and a versatile layout, making it ideal for families or professionals. Set on a generous plot, it boasts a large driveway for up to six cars plus a double garage, ensuring ample parking space.

Step inside to a welcoming entrance hall, leading to a bright and airy lounge with a bay window, a separate snug for relaxation, and a stylish open-plan kitchen/diner featuring quartz worktops, a double oven, and access to the rear garden. A utility room, refurbished ground floor WC, and under stairs storage add practicality.

Upstairs, the master bedroom impresses with fitted wardrobes and a contemporary ensuite, while three additional bedrooms offer flexibility for guests, family, or a home office. The modern family bathroom includes both a bathtub and a rainfall shower.

Outside, the beautifully landscaped rear garden provides a patio area, lawn space, and access to the double garage with additional storage. Under separate negotiation, the property benefits from a 6.2kW solar PV system with a 10kWh house battery, significantly reducing energy costs.

With great transport links and local amenities nearby, this stunning home perfectly blends style, space, and sustainability. Don't miss out—book your viewing today!

Entrance Hall

The composite door as you enter open to the entrance hall featuring windows framing the door perfectly before stepping onto the porcelain floor tiles. A radiator warms the hall.

Lounge

19'6" x 11'7" (5.96 x 3.55)

Step into the lounge and be greeted by a beautiful bay window, framed with custom-fitted blinds, offering the perfect spot to relax and enjoy the natural light. Beneath the window, a single-panel convector radiator ensures warmth on cooler days, while the fitted carpet adds a touch of comfort and luxury. With an additional central heating radiator on the opposite side, this room is designed to stay warm and inviting, creating a cozy atmosphere ideal for unwinding or entertaining guests. It's a space where comfort meets style, perfect for making lasting memories.

Snug

11'7" x 8'2" (3.55 x 2.50)

The snug features a bay window, fitted carpet and central heating radiator perfect for relaxing.

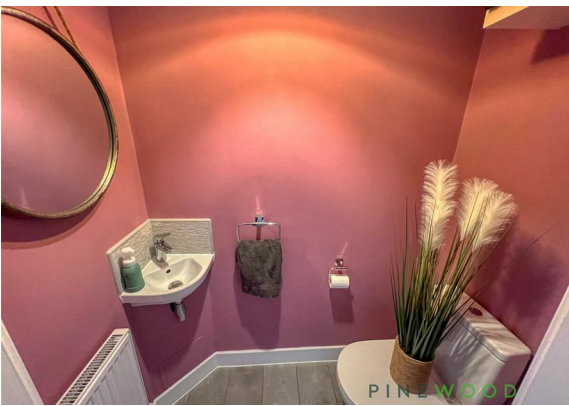
WC

The WC has recently been refurbished with a corner-mounted wash hand basin, modern toilet and fully tiled flooring, completed with a radiator and the control panel for the burglar alarm system.

Kitchen/Diner

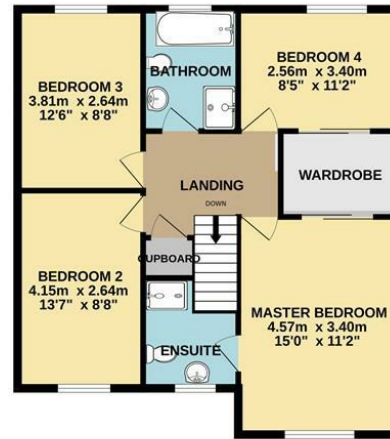
9'7" x 26'5" (2.93 x 8.06)

The spacious kitchen/diner features modern downlighters, a PVC window overlooking the rear garden, and elegant quartz worktops with an integrated sink. Light grey Shaker style units, a double oven, induction hob with acrylic backsplash and space for an American fridge freezer make it both stylish and functional. Paired with a double central heating radiator, is perfect for casual dining or morning coffee. The porcelain floor tiles lead into the dining area, where double doors with glazed panels on either side open the space and lead outside to the rear garden.



GROUND FLOOR
100.5 sq.m. (1082 sq.ft.) approx.

1ST FLOOR
67.3 sq.m. (724 sq.ft.) approx.



TOTAL FLOOR AREA : 167.8 sq.m. (1807 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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Utility

As you enter the utility room, you'll notice the sleek quartz worktops, perfectly complementing the kitchen's stylish design. A PVC side door with opaque glass adds both privacy and natural light, while the room offers ample space for a washer and dryer, making it a practical yet elegant extension of your home.

Stairs

The open spindle staircase adds a touch of elegance and openness to the space, whilst the fitted carpet ensures comfort and warmth as you ascend. Also featuring under stair storage.

Master Bedroom

14'11" x 11'1" (4.57 x 3.40)

A front-facing UPVC window fills the room with natural light, complemented by elegant floral wallpaper and fitted wardrobe with mirrored sliding doors. A central heating radiator ensures year-round comfort, while fitted carpeting adds warmth. The ensuite bathroom enhances this stylish and inviting space.

Ensuite

The ensuite features a central heating radiator, downlighters, a mirror wall with a vanity-style sink unit. The mixer shower sits within a glass cubicle having a fixed rainfall shower head with separate adjustable head. A PVC window with opaque glass allows natural light to fill the room.

Bedroom 2

13'7" x 8'7" (4.15 x 2.64)

Featuring a rear-facing PVC window, central heating radiator, fitted carpet, an aerial socket and loft access hatch.

Bedroom 3

12'5" x 8'7" (3.81 x 2.64)

A PVC window at the front aspect, fitted carpet and a central heating radiator. Also including an aerial point and tucked away at the side is a hot water cylinder cupboard, housing an unvented pressurised system.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	(94 plus) A	(92 plus) A	(94 plus) A
(81-91) B	(85) B	(81-91) B	(85) B
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

As you exit the kitchen, you step onto a charming patio area, where stone paving

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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