



**Harewood Close, Bolsover, Chesterfield, Derbyshire S44 6WP**

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**Offers In The Region Of £335,000**

**PINWOOD**

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Bolsover  
Chesterfield  
Derbyshire  
S44 6WP**



**Offers In The Region  
Of £335,000**

**4 bedrooms  
2 bathrooms  
2 receptions**

- 4 spacious bedrooms
- 2 modern bathrooms
- 2 cosy reception rooms
  - Detached house
  - Located in Bolsover
  - Close to Chesterfield
- Detached garage with lights and electric door
  - Quiet cul-de-sac
  - Ideal family home
- Freehold - Council Tax Band: C





A STUNNING EXAMPLE WITHIN BOLSOVER, READY TO MOVE IN AND MAKE USE OF THE STANDING OUT KITCHEN SPACE  
This delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. With a generous size of 1,368 square feet, the property boasts four well-proportioned bedrooms, providing ample room for relaxation and privacy.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to maximise both space and light, creating a warm and welcoming atmosphere throughout. Additionally, there are two modern bathrooms, ensuring convenience for busy households.

For those with vehicles, the property offers parking for up to four cars, a valuable asset in today's busy world. The location in Bolsover is not only picturesque but also provides easy access to local amenities, schools, and transport links, making it a practical choice for families and professionals alike.

This property presents a wonderful opportunity to acquire a spacious and well-appointed home in a sought-after area of Derbyshire. Whether you are looking to settle down or invest, this house is sure to meet your needs and exceed your expectations.

Video Tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing.

### Kitchen/Dining Room/Lounge

16'2" x 21'2" (4.94m x 6.44m)

This open-plan kitchen, dining room, and lounge is a bright and spacious area measuring 4.94 by 6.44 metres (16'2" by 21'2"). It features contemporary cabinetry in a soft green hue, complemented by wooden worktops and an integrated oven with an electric hob. The layout includes a dining table and chairs, and comfortable seating arranged to enjoy views through the double doors that open out to the garden, bringing in plenty of natural light.

The space seamlessly combines cooking, dining, and relaxing into one inviting room.

### Sitting Room

12'7" x 14'0" (3.84m x 4.26m)

A welcoming sitting room measuring 3.84 by 4.26 metres (12'7" by 14'0") features a large window that fills the space with natural light. The room is comfortably carpeted and thoughtfully designed to accommodate seating and media furniture for relaxed evenings and socialising.

### Hallway

The welcoming hallway offers a practical entrance with a wooden floor, neat skirting, and space for furniture such as a console table and mirror. It leads into the main living areas and includes a convenient cloakroom with a WC and a hand basin, finished with modern fittings and a window for daylight.

### WC

A compact yet stylish cloakroom is fitted with a modern toilet and a small basin. A window provides natural light, enhancing the clean and fresh atmosphere of this practical space.

### Landing

On the first floor, the landing connects four bedrooms and the two bathrooms. It is carpeted in a neutral tone with a window bringing in natural light, creating a bright and airy feel.

### Bedroom 1

15'2" x 11'3" (4.62m x 3.43m)

Bedroom 1 is a generously sized main bedroom measuring 4.62 by 3.43 metres (15'2" by 11'3"). The room has a soft, neutral carpet and is decorated in calming tones, with ample space for a large bed and bedside furniture. A window overlooks the exterior, providing natural daylight.

### Bedroom 2

10'5" x 10'5" (3.18m x 3.18m)

Bedroom 2 measures 3.18 by 3.18 metres (10'5" by 10'5") and offers a bright space with a window and a neutral carpet. The room is versatile and can be arranged to suit a variety of needs, from a guest room to a study or children's bedroom.

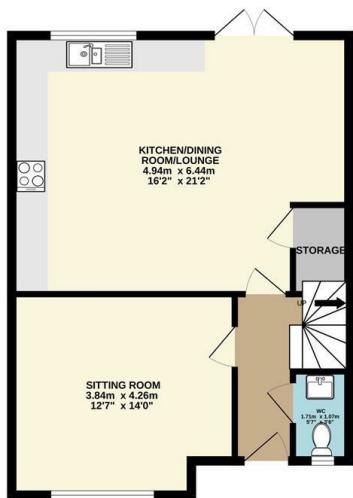
### Bedroom 3

12'2" x 9'11" (3.71m x 3.01m)

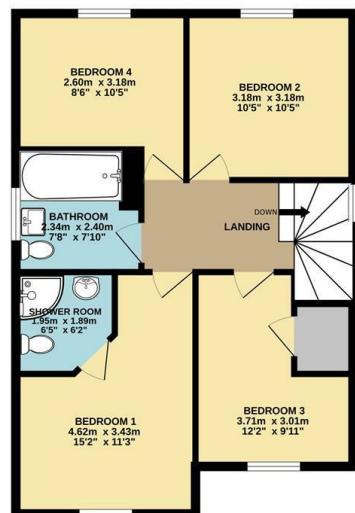
Bedroom 3 is a comfortable room sized 3.71 by 3.01 metres (12'2" by 9'11"), featuring a neutral carpet and a window that fills the room with natural light. This space is ideal for a single or double bed and additional bedroom furniture.



GROUND FLOOR  
54.6 sq.m. (587 sq.ft) approx.



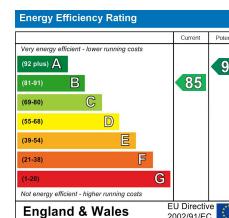
1ST FLOOR  
58.4 sq.m. (629 sq.ft) approx.



2ND FLOOR  
14.2 sq.m. (152 sq.ft) approx.



TOTAL FLOOR AREA: 127.1 sq.m. (1368 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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01246 251194

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



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER

**FIA**  
FEDERATION  
OF INDEPENDENT  
AGENTS

**Bedroom 4**  
8'6" x 10'5" (2.60m x 3.18m)  
Bedroom 4 measures 2.60 by 3.18 metres (8'6" by 10'5") and offers a cosy, well-lit space with a window and soft carpeting. It can be used as a small bedroom, nursery, or home office.

## Bathroom

7'8" x 7'10" (2.34m x 2.40m)

The family bathroom is finished to a high standard with tiled walls and floors in neutral tones. It features a white bath with a glass shower screen and an overhead rain shower, a modern toilet, and a vanity sink with storage beneath. A window ensures the room benefits from natural light, making it a bright and pleasant space.

## Shower Room

6'5" x 6'2" (1.95m x 1.89m)

The separate shower room is compact, fitted with a corner shower cubicle featuring glass sliding doors, a toilet, and a small sink. The walls are tiled in neutral tones, creating a fresh and clean space with a window for natural ventilation and light.

## Rear Garden

The rear garden is a beautifully kept space featuring a paved patio area ideal for outdoor furniture and entertaining. It extends to a lawn bordered by wooden fencing and raised flower beds, offering a private and peaceful outdoor retreat.

## Garage

16'0" x 9'6" (4.88m x 2.90m)

The garage measures 4.88 by 2.90 metres (16'0" by 9'6") and provides secure parking and storage space, accessible via an external door.

## 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.

## GENERAL INFORMATION

EPC: B

Council Tax Band: C

Total Floor Area: 1368 sq. ft. Approx  
uPVC Double Glazing  
Gas Central Heating

## Reservation Agreement

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.

**PINEWOOD**