



Offers Over £335,000 Freehold

16 OAKHAM ROAD | | BOLSOVER | S44 6WG

**BuckleyBrown**  
ESTATE AGENTS

TURN THE KEY TO YOUR DREAM HOME. Set on the sought-after Oakham Road in Bolsover, this impressive detached house, built in 2024, perfectly combines contemporary design with comfortable, family-focused living. Boasting spacious interiors and stylish finishes throughout, it offers a modern home in a peaceful, yet well-connected, location.

Upon entering, a welcoming hall introduces the home's bright and airy atmosphere. The generous lounge provides an ideal space for relaxing or entertaining, featuring large windows that flood the room with natural light. At the heart of the house, the open-plan kitchen and dining area is a true focal point. Fitted with the latest appliances, sleek cabinetry, and ample work surfaces, it's perfect for family meals, social gatherings, or simply enjoying the ease of modern living.

The first floor accommodates four well-sized bedrooms, each designed with comfort in mind. The master bedroom benefits from a private en-suite bathroom, offering a luxurious retreat, while the remaining bedrooms are versatile, suitable for family members, guests, or a home office. A stylish main bathroom serves the rest of the home, thoughtfully designed with contemporary fixtures and fittings.

Externally, the property features a private garden, providing a safe and pleasant space for children to play, for gardening, or for hosting summer barbecues. The detached layout ensures privacy and tranquility, while the location on Oakham Road offers convenient access to local shops, schools, and transport links. This modern, move-in-ready home presents an exceptional opportunity for families seeking a stylish and practical residence in a vibrant community.

Call today to secure your viewing!!





#### Entrance Hallway

Windows to the front, handy storage cupboard and leading access into;

#### Lounge 20'2" x 10'5"

Spacious reception room with laminate flooring, central heating radiator and surrounding windows allowing a wealth of natural daylight to flow through.

#### Kitchen/Diner 20'2" x 11'5"

Open plan with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a breakfast bar. Ample space for your desired furnishings further complemented by french doors opening onto the rear garden. Additional access leading into a utility.

#### Utility

Fitted cabinets with worktops over and an external door to the side. Access to a wc.

#### WC

Fitted with a low flush wc and hand wash basin.

#### Landing

Fitted storage cupboard and leading access into;

#### Bedroom One 11'10" x 11'0"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the rear elevation.

#### En Suite 6'3" x 6'1"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window fitted to the rear elevation.



#### Bedroom Two 11'1" x 10'8"

Carpeted flooring, central heating radiator and dual aspect windows to the side and rear elevations.

#### Bedroom Three 9'3" x 8'9"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Four 9'3" x 8'10"

Carpeted flooring, central heating radiator and dual aspect windows to the front and side.

#### Bathroom 7'5" x 5'7"

Neutral three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the front.

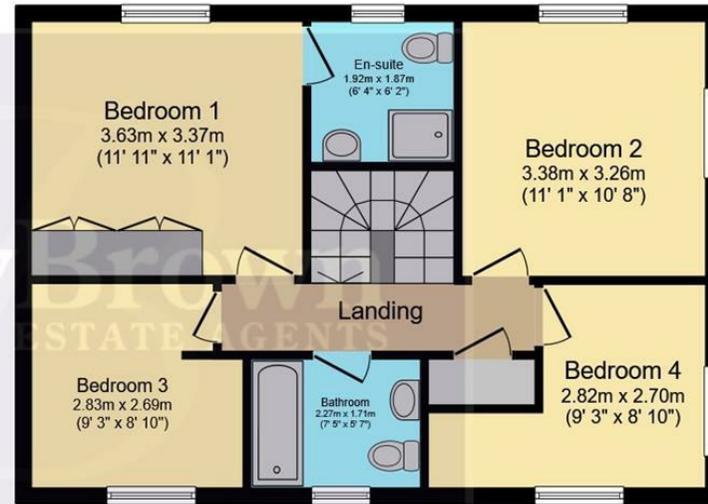
#### Outside

Low maintenance frontage with a private driveway and garage whilst the rear garden offers a well kept lawn, patio seating area and fence surround.





**Ground Floor**  
 Floor area 55.6 sq.m. (599 sq.ft.)



**First Floor**  
 Floor area 55.7 sq.m. (599 sq.ft.)

**Total floor area: 111.3 sq.m. (1,198 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>94</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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