



£375,000 Freehold

11 POLYFIELDS LANE | BOLSOVER | CHESTERFIELD | S44 6SR

BuckleyBrown
ESTATE AGENTS

YOU DON'T WANT TO MISS THIS!... Positioned in the charming area of Bolsover, Polyfields Lane offers a delightful setting for this modern detached dormer bungalow. This property is conveniently located, providing easy access to local amenities and the picturesque surroundings that Bolsover is known for. The area boasts a friendly community atmosphere, making it an ideal place for families and individuals alike.

Upon entering this well-designed bungalow, you are greeted by a spacious lounge that serves as the heart of the home, perfect for relaxation and entertaining guests. The open plan kitchen/diner fully equipped with all essential appliances to cook delicious meals. Next door is a convenient utility room and downstairs WC for added convenience. From here you will find a dressing room which further leads into the ground floor bedroom and en suite. Completing the ground floor is a versatile office accessible from the rear garden.

Upstairs hosts two well further bedrooms offering ample space to make your own. The bedrooms are thoughtfully positioned to offer privacy, while the shower room is located between them.

Outside, the property boasts a well-maintained garden that provides a lovely outdoor space for relaxation and recreation. The surrounding area is peaceful, offering a perfect backdrop for enjoying the fresh air. There is ample space for outdoor furniture, making it an ideal spot for summer barbecues or simply unwinding after a long day. This bungalow on Polyfields Lane is a wonderful opportunity for those seeking a comfortable and modern home in a desirable location.

Call now to book your viewing!





Hall

Spacious hallway with a window to the front, fitted cupboard under the stairs. Further access leading into;

Lounge 18'4" x 11'3"

Spacious reception room with central heating radiator, window to the side, bay window to the front and a log burner fireplace.

Kitchen/Dining Room 18'2" x 11'3"

Complete with a range of matching wall and base cabinets, belfast sink, integrated appliances and a window to the rear. Ample space for your desired furnishings.

Utility

Fitted cupboards, worktops over along with additional space and plumbing for a

washing machine and tumble dryer.
External door fitted to the rear elevation.

WC

Fitted with a low flush WC, hand wash basin and a window to the rear elevation.

Dressing Room

Versatile space with fitted wardrobes and access into bedroom one and an en suite.

Bedroom One 10'8" x 10'0"

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

En suite 6'11" x 6'8"

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



Office 8'2" x 8'0"

Accessible from the rear garden, with a window to the rear and access into the garage.

Landing

Carpeted flooring, velux window and access into;

Bedroom Two 13'8" x 13'0"

Carpeted flooring, central heating radiator, velux windows and a window to the side.

Bedroom Three 13'0" x 12'7"

Carpeted flooring, central heating radiator and velux windows.

Shower Room 7'7" x 4'4"

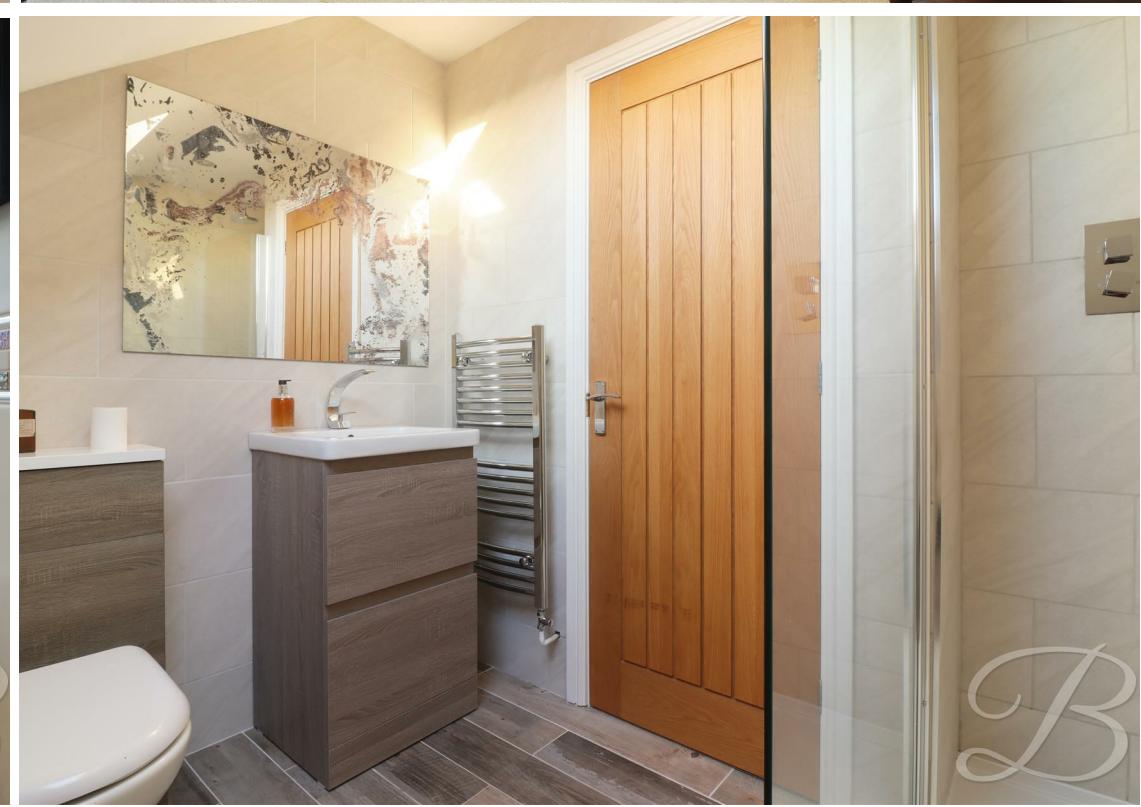
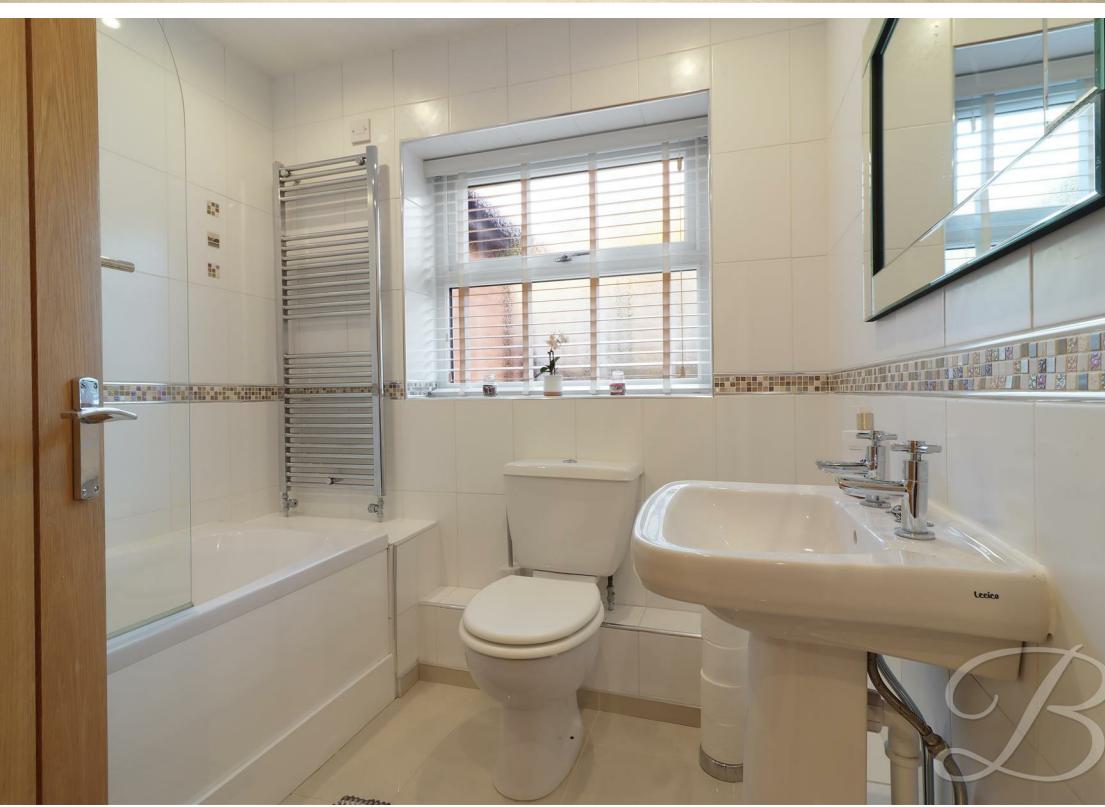
Three piece suite comprising of a hand wash basin, low flush WC and a walk in shower. Velux window.

Garage

Integrated garage accessible from the front elevation.

Outside

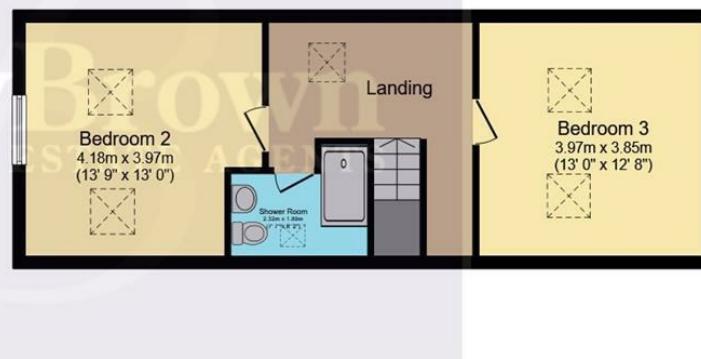
Well maintained lawn to the front divided by a pathway leading up to the front door. Alongside here is a paved driveway and garage for secure off road parking. The rear garden offers a generous space to enjoy all year round with a lawn, patio and decorative gravel areas.





Ground Floor

Floor area 99.1 sq.m. (1,067 sq.ft.)



First Floor

Floor area 46.4 sq.m. (500 sq.ft.)

Total floor area: 145.6 sq.m. (1,567 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

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)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	79
EU Directive 2002/91/EC			
England & Wales			

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