



Guide Price £250,000 Freehold

5 BUCKTHORN DRIVE | | BOLSOVER | S44 6FY

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £250,000-£260,000

TURN THE KEY, START THE STORY... Welcome to this stunning three bedroom detached family home located on Buckthorn Drive in the charming town of Bolsover. This home offers a fresh and contemporary living experience, perfect for those seeking comfort and convenience. Let's take a look...

As you enter, you will find the entrance hallway, leading firstly into the spacious reception room, complete with a warm and welcoming atmosphere, making it the perfect space to relax in with family. Into the kitchen/diner, you will see the kitchen is complete with ample modern cabinetry and the space on offer allows for this room to be great when entertaining friends, catching up over coffee or simply enjoying home cooked meals. To complete the downstairs is a handy WC.

Upstairs you will see this home boasts three well proportioned bedrooms, all with ample space and opportunity to make your own and create your ideal place to relax and unwind in. The master bedroom also has the luxury of its own en-suite and the family bathroom completes this floor.

Outside continues to impress, you'll see the rear garden has been maintained to a high standard with a well kept lawn, complimented further by a border of plants along the rear, making this ideal for keen gardeners. Also offering a patio seating area, perfect for hosting family in the summer months. The driveway allows for ample off street parking.

The property is centrally located in Bolsover, allowing easy access to local amenities schools and transport links. This delightful home combines modern living with a prime location, making it a fantastic opportunity for anyone looking to purchase their next home. Don't miss the chance to make this beautiful property your own.

Call today to view!





Entrance Hallway

Allowing access into:

Reception Room 14'8" x 11'6"

A bright and spacious room complete with window to the front elevation and doors allowing access onto the rear garden.

Kitchen/Diner 14'7" x 10'4"

Complete with matching wall and base units, with complimenting worktop over. Inset sink and drainer, oven and hob, along with space for appliances. Handy breakfast bar area and further space for dining furniture. Central heating radiator, along with windows to the front and rear elevation.

Downstairs W/C

Complete with low flush WC and hand wash basin. Window to the front elevation.

Bedroom One 13'6" x 9'1"

Carpeted flooring, central heating radiator and window to the front elevation. Access into its own en-suite.

En-Suite

Complete with low flush WC, hand wash basin, shower and window to the front elevation.

Bedroom Two 11'6" x 8'1"

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

Bedroom Three 8'5" x 6'2"

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

Family Bathroom

Low flush WC, hand wash basin and bath. Frosted window to the rear elevation.

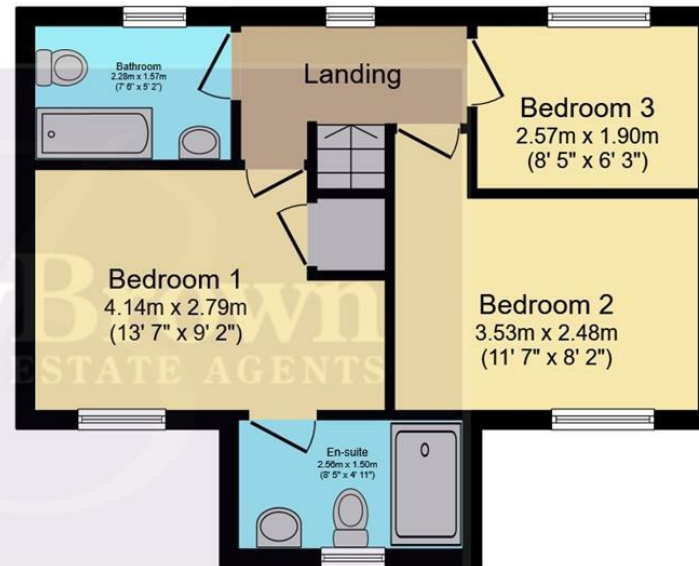
Outside

Well maintained, enclosed rear garden, complete with lawned and patio areas. Driveway allowing for off street parking.





Ground Floor
Floor area 38.3 sq.m. (413 sq.ft.)



First Floor
Floor area 38.3 sq.m. (413 sq.ft.)

Total floor area: 76.7 sq.m. (825 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		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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