

£450,000 Freehold

59 SUTHERLAND FARM VIEW | BOLSOVER | CHESTERFIELD | S44 6GT

BuckleyBrown ESTATE AGENTS

FABULOUS FAMILY HOME!

Step into this modern four-bedroom detached Bentley home, where style meets comfort in the heart of Bolsover. Impeccably maintained and loved by its current owners, this property is bursting with natural light, contemporary finishes, and thoughtful design throughout – making it the perfect family haven.

Downstairs offers a bright and airy lounge, ideal for cosy evenings or relaxing weekends. The real showstopper is the stunning open-plan kitchen, dining, and living area – the true heart of the home. Featuring sleek units, high-end appliances, and velux skylights that flood the space with daylight, it's tailor-made for entertaining. Bi-folding doors open seamlessly onto the rear garden, creating effortless indoor-outdoor living. You'll also find a handy utility room, perfect for keeping life organised, and a stylish downstairs WC for added convenience.

Upstairs boasts four generously sized bedrooms, including a luxurious master bedroom with en suite. Three bedrooms come complete with fitted wardrobes, and a contemporary family shower room is located just off the landing.

Outside, the curb appeal is undeniable. A decorative frontage features manicured lawns, attractive shrubs, and elegant iron railings, all set alongside a private driveway and single garage.

The rear garden is a real retreat – complete with a sleek patio seating area, raised lawn, tidy shed, and a fenced perimeter offering peace and privacy. Whether it's summer barbecues or quiet mornings with a coffee, this space is made to be enjoyed.

Call now to arrange a viewing!









Entrance Hallway
Windows to the front, multiple storage cupboards under the stairs and further access to;

Lounge 10'11" x 17'8"
Spacious reception room with a box window to the front, allowing a wealth of natural daylight to flow through.

Kitchen/Dining/Living room 27'0" x 22'10"
The kitchen comes complete with a range of high end wall and base cabinets, inset sink with drainer, integrated appliances and a window to the rear elevation. Not to mention access to a handy utility room.

The open plan layout provides ample space for your desired dining and lounge furniture, complemented by velux windows and bi-folding doors to the rear elevation.

Utility 5'1" x 7'6"
Additional storage space fitted with wall and base gloss cabinets, inset sink with drainer and further space and plumbing for a washing machine and tumble dryer. Fitted with a convenient external door to the side.

WC 3'2" x 5'4"
Fitted with a hand wash basin and low flush WC.

Landing
Central carpeted landing with a storage cupboard and further access into;

Bedroom One 13'2" x 15'1"
Carpeted flooring, central heating radiator, built in wardrobes and an en suite. Fitted with a window to the front elevation.

En Suite 6'6" x 7'1"
Three piece suite including a hand wash basin, low flush WC and a shower. Window to the front elevation.

Bedroom Two 9'3" x 13'8"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Three 9'3" x 12'5"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Four 10'4" x 8'5"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Shower Room 6'7" x 8'4"
Family suite comprising of a hand wash basin, low flush WC and a separate shower. Window to the rear elevation.

Garage 8'7" x 17'7"
Accessible from the front elevation with an internal door leading through to the hallway.

Outside
Decorative frontage with a well kept lawn, decorative shrubs and railing alongside a private driveway and single garage. The rear garden boasts a stunning patio searing area, raised lawn, shed and fence surround, offering a degree of privacy.



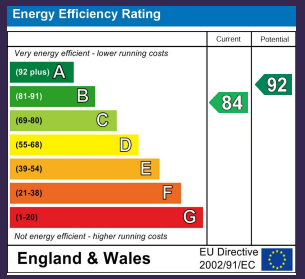








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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