



Offers Over £300,000 Freehold

1 BENNETT WAY | BOLSOVER | S44 6ZP

**BuckleyBrown**  
ESTATE AGENTS

## STEP INTO SOMETHING SPECIAL...

Located on Bennett Way, this stunning four bedroom detached house is sure to impress with its contemporary style and practical layout. Situated in the heart of Bolsover, you will also benefit from close proximity to schools, amenities and transport links. This really could be your perfect family home, so lets take a look around...

Upon entry you are welcomed by the hallway, allowing access into the lounge initially, a cosy setting to relax in with family. To the rear of the home you will find the kitchen/diner, a bright and spacious room, perfect for entertaining friends. To complete this floor is a handy WC.

Heading upstairs you will find the first floor benefits from three of the bedrooms, all with ample space and opportunity to make your own, along with a family bathroom.

The second floor is where you will find the master bedroom, a room that oozes luxury with its own En-Suite facility, fitted wardrobes and velux windows, allowing the room to be filled with natural light throughout.

Outside you will find a low maintenance rear garden with patio seating area and lawn, creating an tranquil setting to spend time with family in the summer months. A stand out feature of this home is the current bar area, this is a great space that can be used flexibly to suit your needs! The property also benefits from a further storage area and a driveway for ample off street parking.

This delightful house promises comfort, convenience and practicality! Do not miss the chance to make this exceptional property your new home.

Call today to view!





#### Entrance Hallway

Allowing access into:

#### Reception Room 16'8" x 10'11"

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

#### Kitchen/Diner 18'3" x 10'0"

Complete with ample matching wall and base units and complimentary worktop over. Inset sink and drainer and hob with hood over. This room provides ample space for your dining furniture. Window to the rear elevation and patio doors allowing access onto the rear garden.

#### Downstairs WC

Low flush WC and hand wash basin.

#### Bedroom Two 14'1" x 9'7"

Carpeted flooring and window to the front elevation.

#### Bedroom Three 12'9" x 10'11"

Carpeted flooring and window to the rear elevation.

#### Bedroom Four 9'3" x 8'11"

Carpeted flooring and window to the rear elevation.

#### Bathroom 8'5" x 6'1"

Complete with low flush WC, hand wash basin, bath with overhead shower. Window to the front elevation.

#### Bedroom One 20'2" x 15'1"

Carpeted flooring, fitted wardrobes and velux windows to the front elevation.

Access into its own en-suite facility.

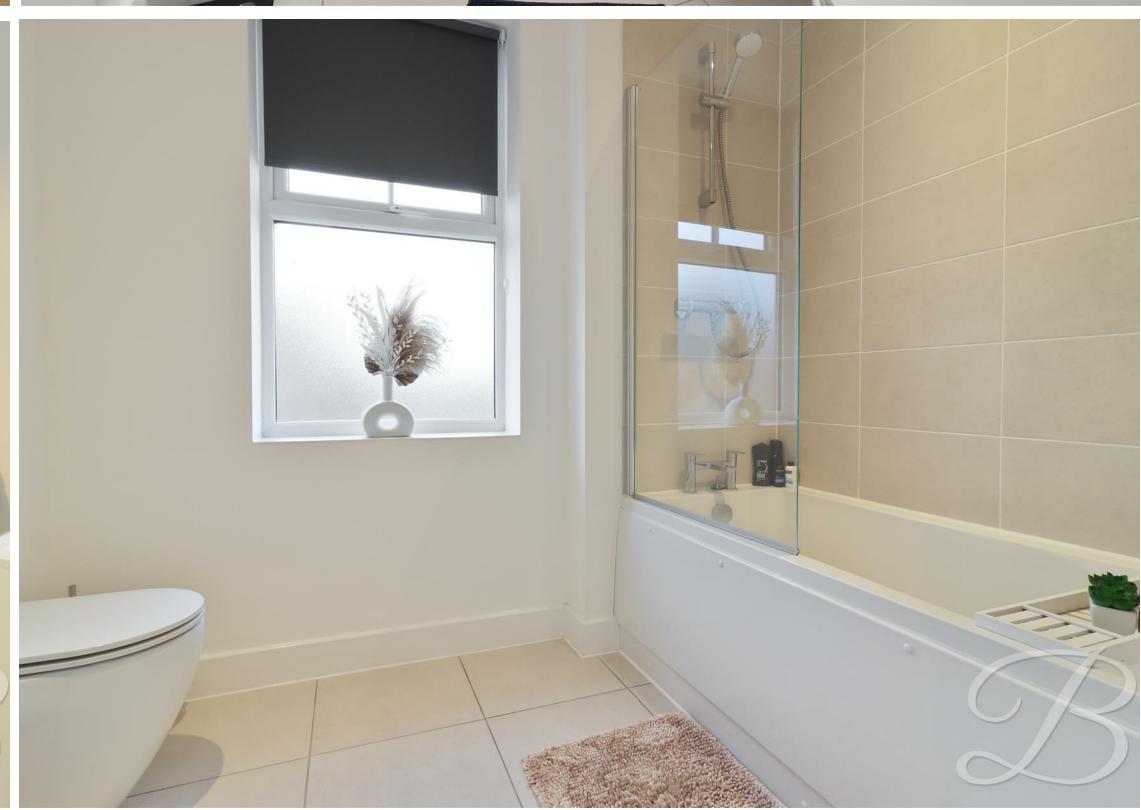
#### En-Suite 8'1" x 5'8"

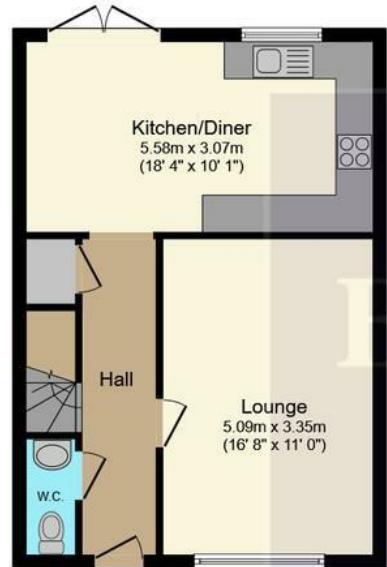
Low flush WC, hand wash basin and shower. Velux window.



#### Outside

Low maintenance rear garden with patio seating area and lawn, along with a bar area that can be used flexibly to suit your needs! Also benefiting from a further storage area and a driveway for ample off street parking.





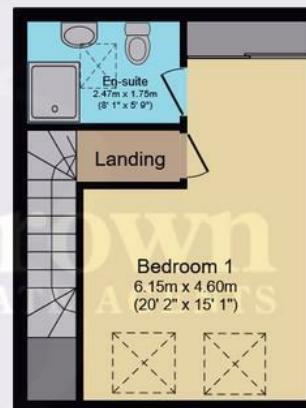
**Ground Floor**

Floor area 46.1 sq.m. (496 sq.ft.)



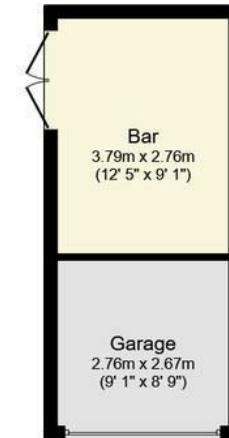
**First Floor**

Floor area 46.1 sq.m. (496 sq.ft.)



**Second Floor**

Floor area 27.6 sq.m. (297 sq.ft.)



**Outbuilding**

Floor area 18.1 sq.m. (195 sq.ft.)

**Total floor area: 137.9 sq.m. (1,484 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) A	94	
(81-80) B	85	
(69-60) C		
(55-48) D		
(38-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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