



Offers Around £250,000 Freehold

39 FOXGLOVE CLOSE | | BOLSOVER | S44 6FU

  
**BuckleyBrown**  
ESTATE AGENTS

COULD THIS BE WHAT YOU'VE BEEN WAITING FOR?...Nestled in the charming neighbourhood of Foxglove Close, Bolsover, this delightful detached house offers a perfect blend of comfort and convenience. The area is known for its friendly community and picturesque surroundings, making it an ideal location for families and individuals alike. With local amenities just a stone's throw away and excellent transport links, you will find everything you need within easy reach.

As you step inside, you are greeted by a warm and inviting atmosphere. The ground floor boasts a spacious living room, perfect for relaxing or entertaining guests. The well-appointed kitchen is designed with functionality in mind, featuring ample storage and workspace, making it a joy to prepare meals. Adjacent to the kitchen, you will find a dining area that invites family gatherings and dinner parties, creating a wonderful space for shared moments and memories.

Venturing upstairs, the first floor reveals three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom is particularly impressive, providing a serene space to unwind and its own en suite. The additional bedrooms are versatile, ideal for children, guests, or even a home office, catering to your lifestyle needs. A well-fitted family bathroom completes this level, ensuring convenience for all.

Outside, the property is equally appealing. The garden offers a private sanctuary, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. With a well-maintained lawn and space for outdoor furniture, it is an ideal spot for children to play or for you to relax with a good book. The driveway provides off-road parking, adding to the practicality of this lovely home. In summary, this detached house on Foxglove Close is a wonderful opportunity to embrace a comfortable lifestyle in a desirable location. Call up today! 01246 605121





**Hall**  
Hallway leading into ground floor rooms.

**Lounge 14'9" x 11'6"**  
Panelled walls, carpeted floors, central heating radiator and window to the front and side elevation.

**Kitchen/Diner 14'9" x 10'4"**  
High gloss cabinets, wooden worktops, integrated appliances such as oven, fridge/freezer, inset sink with space for more. Ample space for your desired dining furniture and patio doors leading to the outside. With a window to the front elevation.

**WC**  
Low flush WC with hand wash basin.

**Landing**  
Landing leading to first floor rooms.

**Bedroom One 13'7" x 9'3"**  
Master bedroom with carpeted flooring, central heating radiator and window to the front elevation. Access to its own En Suite.

**En Suite**  
Three piece suite with bath, low flush WC and hand wash basin.

**Bedroom Two 11'6" x 8'2"**  
Master bedroom with carpeted flooring, central heating radiator and window to the front elevation.

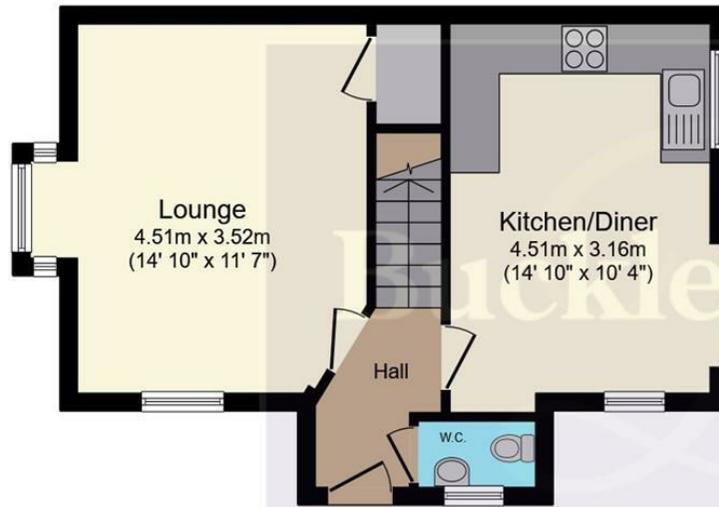
**Bedroom Three 8'5" x 6'3"**  
Master bedroom with carpeted flooring, central heating radiator and window to the side elevation.

**Bathroom 7'5" x 5'0"**  
Three piece suite with bath, low flush WC and hand wash basin.

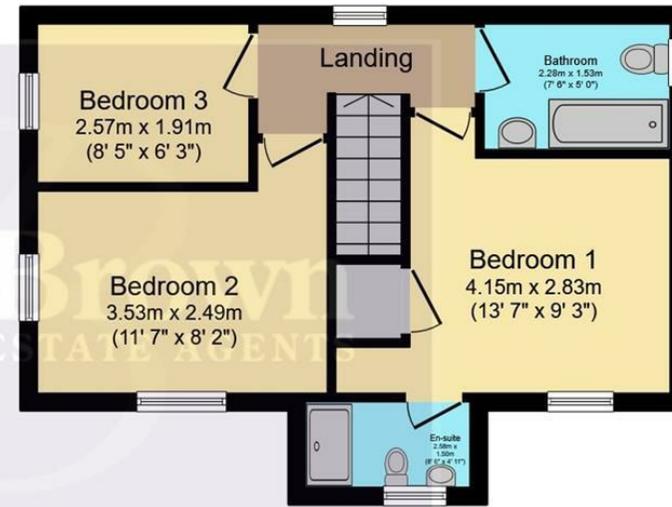


**Outside**  
Footpath to the front of the house. To the rear is a spacious lawn area with a patio area. Driveway with room for two cars.





**Ground Floor**  
Floor area 37.8 sq.m. (407 sq.ft.)



**First Floor**  
Floor area 36.4 sq.m. (391 sq.ft.)

**Total floor area: 74.2 sq.m. (799 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>95</b>
(81-91) <b>B</b>		<b>83</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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