



2 Drawbridge Close,
Bolsover, S44 6ZL

£275,000

W
WILKINS VARDY

£275,000

DETACHED FAMILY HOME BUILT IN 2024 - THREE BEDS - TWO BATHROOMS - SINGLE GARAGE

A fantastic opportunity to acquire this superb detached family home, occupying a desirable corner plot within a cul-de-sac setting. Built in 2024 and benefitting from the remaining term of a 10 Year New Build Warranty, the property offers stylish, well appointed accommodation finished to a high standard throughout.

The ground floor features a welcoming living room alongside a bright and spacious dual aspect dining kitchen, ideal for modern family living and entertaining. A convenient cloakroom/WC and separate utility room add to the practicality of the layout. Upstairs, the property boasts three good sized double bedrooms, including a principal bedroom with en suite shower room, complemented by a contemporary family bathroom.

Externally, the home enjoys an attractive, enclosed low maintenance rear garden, perfect for relaxing or entertaining. A semi detached single garage and driveway complete the property.

Early viewing is highly recommended to fully appreciate the quality and setting of this impressive home.

- SUPERB DETACHED FAMILY HOME ON CORNER PLOT
- GOOD SIZED LIVING ROOM
- CLOAKS/WC & SEPARATE UTILITY ROOM
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- SINGLE GARAGE & DRIVEWAY PARKING
- REMAINING TERM OF 10 YEAR NEW BUILD WARRANTY
- DUAL ASPECT DINING KITCHEN WITH INTEGRATED APPLIANCES
- THREE DOUBLE BEDROOMS
- ATTRACTIVE LOW MAINTENANCE ENCLOSED REAR GARDEN
- EPC RATING: B

General

Gas central heating (Ideal Boiler)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 84.7 sq.m./911 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A composite side entrance door opens into a ...

'L' Shaped Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising a pedestal corner hand wash basin with tiled splashback and a low flush WC.
Laminate flooring.

Living Room

12'10 x 12'2 (3.91m x 3.71m)
A good sized front facing reception room.

Kitchen/Diner

17'9 x 9'5 (5.41m x 2.87m)
A spacious dual aspect room, fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces and upstands. Inset 1½ bowl single drainer stainless steel sink with mixer tap. Integrated appliances to include a fridge/freezer, dishwasher, electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over. Laminate flooring and downlighting.
uPVC double glazed French doors overlook and open onto the rear patio.

Utility Room

6'3 x 4'6 (1.91m x 1.37m)
Having a single base unit with fitted worktop and matching upstand above. Space and plumbing is provided for a washing machine, and there is space for a tumble dryer.
A door gives access to a useful storage area.
A composite door gives access onto the side of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'10 x 10'6 (3.91m x 3.20m)
A good sized front facing double bedroom. A door gives access into the ...

En Suite Shower Room

5'8 x 4'11 (1.73m x 1.50m)
A dual aspect room, being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with electric shower, pedestal hand wash basin and a low flush WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

Bedroom Two

9'9 x 8'6 (2.97m x 2.59m)
A double bedroom with side facing window.

Bedroom Three

9'9 x 9'3 (2.97m x 2.82m)
A rear facing double bedroom.

Bathroom

7'0 x 5'7 (2.13m x 1.70m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, pedestal hand wash basin and a low flush WC.
Chrome heated towel rail.
Laminate flooring and downlighting.

Outside

To the front and side of the property there are lawns with planted shrub borders.

To the rear of the property there is an attractive garden comprising of a paved patio, part of which is covered. A step leads up to two artificial lawns with a paved path running alongside which leads to a deck seating area.

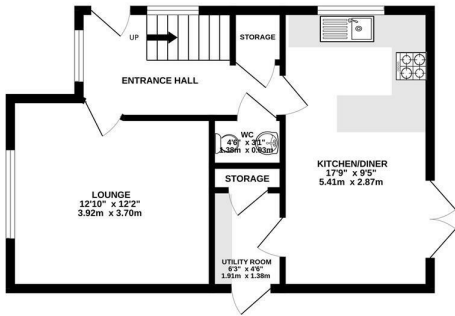
At the top of the garden there is a gate which opens to driveway parking and a semi detached single garage.



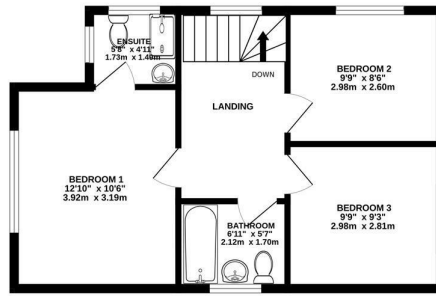
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

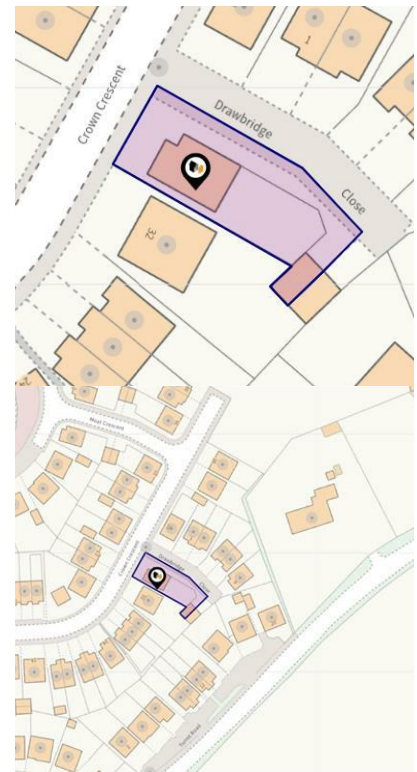
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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