



30 Buckthorn Drive,
Bolsover, S44 6FY

OFFERS IN THE REGION OF

£350,000



WILKINS VARDY

£350,000

CHARMING DETACHED FAMILY HOME - FOUR BEDROOMS - TWO BATHROOMS - SINGLE GARAGE

Built in 2022 and benefitting from the remaining term of a 10 Year New Build Warranty is this beautifully presented detached stone built family home.

The property offers 1210 sq.ft. of immaculately presented accommodation which briefly comprises two good sized reception rooms, a cloaks/WC, and an impressive triple aspect kitchen/diner fitted with integrated cooking appliances. To the first floor are four comfortable bedrooms, one with an en suite shower room, together with a modern family bathroom.

Externally, the property benefits from a detached garage, driveway parking, and an enclosed east facing rear garden, ideal for outdoor entertaining and family enjoyment.

Located in a popular and sought after residential area, the property is well placed for the local shops, schools and amenities offered in Bolsover, including Bolsover Castle, and is readily accessible for commuter links towards, Chesterfield, Mansfield and the M1 Motorway.

- CHARMNG STONE BUILT DETACHED HOUSE BUILT IN 2022
- REMAINING TERM OF 10 YEAR NEW BUILD WARRANTY
- TWO RECEPTION ROOMS
- CLOAKS/WC
- MODERN KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- FOUR GOOD SIZED BEDROOMS
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- ENCLOSED EAST FACING REAR GARDEN
- EPC RATING: B

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 112.4 sq.m./1210 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A composite front entrance door opens into a ...

'L' Shaped Entrance Hall

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

Living Room

14'7 x 12'10 (4.45m x 3.91m)
A spacious dual aspect reception room with uPVC double glazed French doors overlooking and opening onto the rear garden.

Sitting/Dining Room/Office

11'2 x 9'2 (3.40m x 2.79m)
A good sized versatile reception room with window overlooking the front of the property.

Cloaks/WC

4'9 x 3'6 (1.45m x 1.07m)
Fitted with a white 2-piece suite comprising a hand wash basin and a low flush WC.
Laminate flooring.

Kitchen/Diner

16'7 x 11'8 (5.05m x 3.56m)
A spacious triple aspect room, fitted with a modern 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 an electric oven and induction hob with glass splashback and extractor over.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
Laminate flooring, downlighting and pendant lighting.
uPVC double glazed French doors overlook and open onto the rear of the property.

On the First Floor

Landing

Having a built-in airing cupboard.

Bedroom One

16'7 x 11'8 (5.05m x 3.56m)
A good sized dual aspect double bedroom.

Bedroom Two

14'7 x 10'3 (4.45m x 3.12m)
A good sized front facing double bedroom. A door gives access into a ...

En Suite Shower Room

5'11 x 5'10 (1.80m x 1.78m)
Fitted with a modern 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.
Chrome heated towel rail.
Laminate flooring.

Bedroom Three

11'2 x 9'2 (3.40m x 2.79m)
A front facing double bedroom.

Bedroom Four

11'2 x 7'1 (3.40m x 2.16m)
A front facing single bedroom having a door to a built-in storage cupboard.

Family Bathroom

8'3 x 7'0 (2.51m x 2.13m)
Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.
Laminate flooring.

Outside

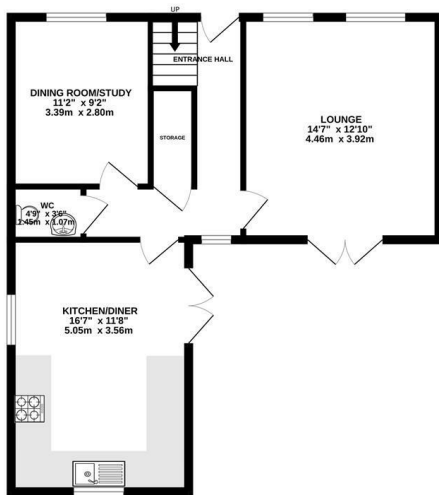
There are two small lawned areas to the front split by a paved path which leads to the front entrance door, together with a gate to the right hand side which opens to a paved path which takes you to the rear garden.

To the left hand side of the property there is a tarmac driveway providing off street parking, leading to a Detached Single Garage. At the top of the driveway there is a gate which gives access to the rear garden.

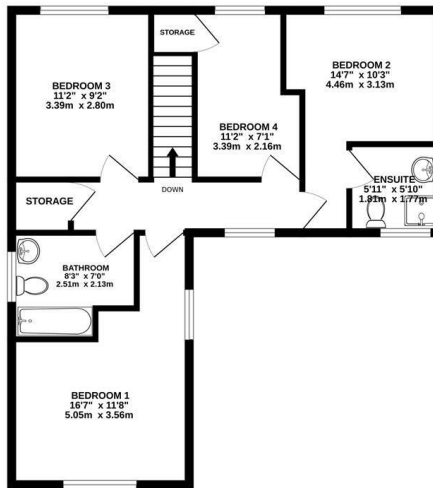
The enclosed east facing rear garden comprises of a paved patio which is partially covered, and a good sized lawn. An outside water tap and external lighting is provided.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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

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RICS



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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