



## 8 BRICKY CLOSE CHESTERFIELD, S43 4SU

£230,000  
FREEHOLD

GUIDE PRICE £230,000 - £240,000

This three bedroomed detached property is perfect for a first time buyer of family. It stands in this cul de sac location amongst similar properties and convenient for local amenities. Briefly comprising of entrance hall, spacious lounge leading into the conservatory, dining kitchen with a range of wall and base units, utility area and a room to the front of the house which is versatile and can be used as a playroom/office. The current owners use this as a 4th bedroom. To the first floor are three good sized bedrooms and family bathroom with three piece suite. To the front of the property is a driveway providing off road parking and lawned area of garden. There is a path to the side which leads to the rear garden which is fully enclosed, lawned area of garden and a patio area which is perfect for entertaining. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra  
Jacob

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# 8 BRICKY CLOSE

• Guide Price £230,000 - £240,000 • Cul De Sac

Location • Perfect For A First Time Buyer Or

Family • Driveway Providing Off Road Parking • Convenient

For Local Amenities • School Catchment • Two Reception

Rooms And Conservatory • Convenient For The M1

Motorway Junction 30/31 • Gardens Front And

Rear • BOOK A VIEWING NOW - DO NOT MISS OUT



## Entrance Hall

With side door leading into the entrance hall with stairs rising to the first floor accommodation. There is a useful storage cupboard and laminate flooring.

## Lounge

Spacious lounge with coving to the ceiling, central heating radiator and a sliding door which leads into the conservatory. Window overlooking the rear garden.

## Dining Kitchen

With a range of wall and base units with complimentary work surfaces over, one and a half bowl sink unit, electric oven, gas hob and extractor over. Window overlooking the front. Central heating radiator. Double doors lead into the Utility area.

## Utility Area

Having plumbing for automatic washing machine and work surfaces.

## Conservatory

With laminate flooring, central heating radiator and doors opening onto the rear garden and patio area.

## Office/Playroom/Bedroom

This room is currently being used as a bedroom but could be used as an office/playroom. Having central heating radiator and windows to the front and side elevation.

## First Floor Landing

Stairs rise to the first floor landing having access to the loft space. The loft is partially boarded and has a loft ladder. The boiler is in the loft and was fitted in 2023 and has been

serviced every year since fitted, last gas certificate was November 2025.

## Bedroom One

With sliding door wardrobes, panelling to one wall, window overlooking the rear and central heating radiator.

## Bedroom Two

With built in wardrobes, window overlooking the front and central heating radiator.

## Bedroom Three

With sliding door wardrobes, window overlooking the rear and central heating radiator.

## Family Bathroom

Fitted with three piece suite to include panelled bath with Rain shower and separate hand set over, wash hand basin and low flush WC. Central heating radiator and laminate flooring.

## Outside

To the front of the property is a driveway providing off road parking and lawned area of garden. There is a path to the side with gated access which leads to the rear garden. The rear garden is mainly laid to lawn, fully enclosed and has a patio area which is perfect for entertaining.

# 8 BRICKY CLOSE





We'll always  
be together

Together is  
the best  
dream

Kendra  
Jacob

## 8 BRICKY CLOSE

### ADDITIONAL INFORMATION

**Local Authority** – Bolsover

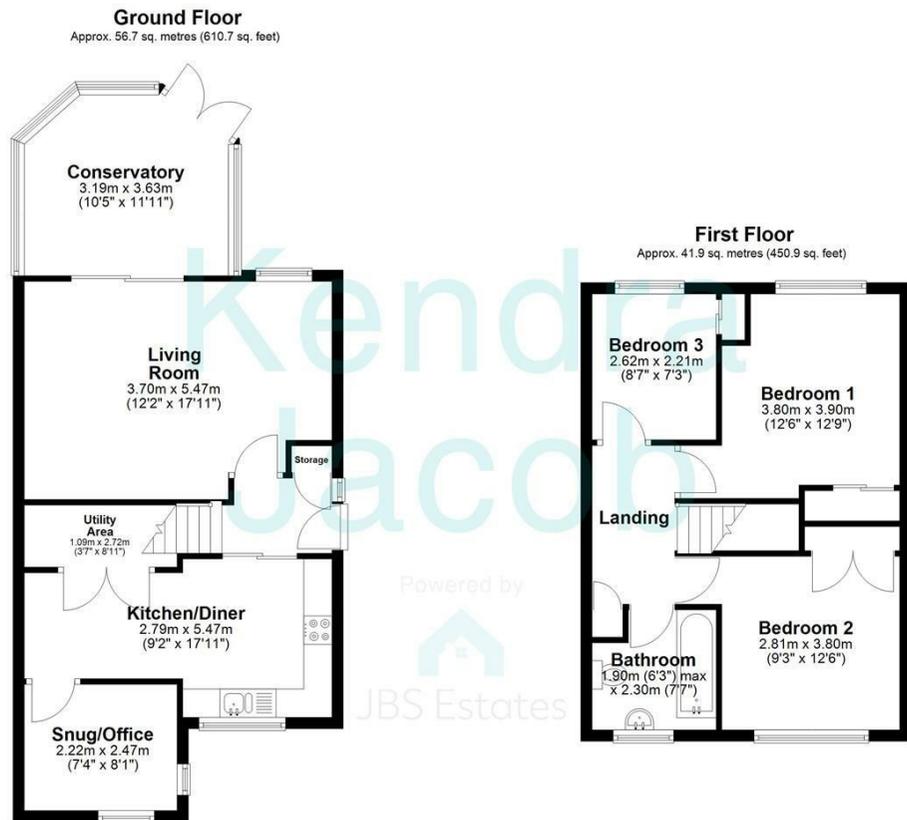
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1061.60 sq ft

**Tenure** – Freehold





Total area: approx. 98.6 sq. metres (1061.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
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