

# SOLD

subject to contract

## 16 Foxglove Drive, Bolsover, Chesterfield, S44 6FT

- RECENTLY CONSTRUCTED - 3 YEARS OLD
  - 4 DOUBLE BEDROOMS
  - KITCHEN DINER
  - DETACHED GARAGE AND DRIVE
- BEAUTIFUL FAMILY HOME
- STYLISH BATHROOM AND EN-SUITE
- LOUNGE WITH DOORS ONTO REAR GARDEN

**Guide Price £300,000 - £315,000**



**HUNTERS®**

HERE TO GET *you* THERE

**\*GUIDE PRICE OF £300,000 TO £315,000\***

Welcome to this IMMACULATLEY PRESENTED THREE STOREY, FOUR DOUBLE BEDROOM DETACHED HOME in Bolsover. Situated at the head of a cul de sac on a larger than average plot with sweeping gardens. Ideally located for Bolsover Schools, with local shops and amenities nearby, with easy access to key routes and motorway networks plus the famous Bolsover Castle.

**NO CHAIN, IDEAL FAMILY HOME**

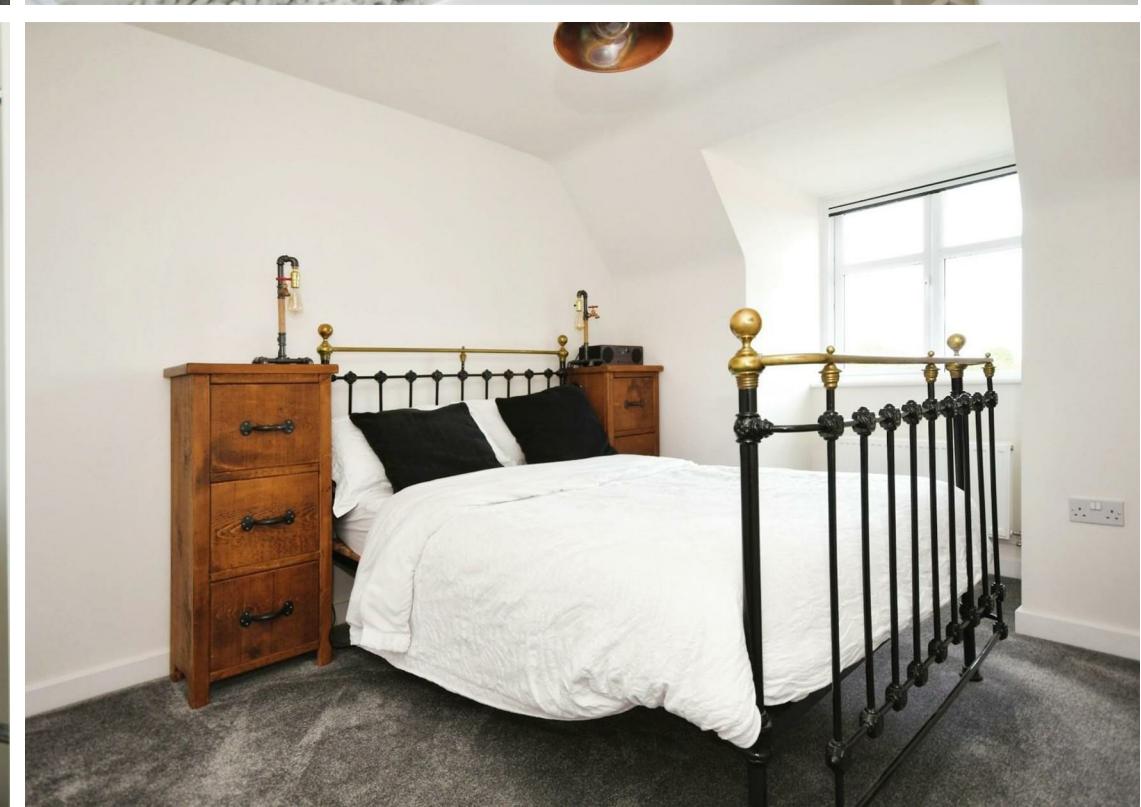
Gas central heating (combi boiler) and uPVC double glazing.

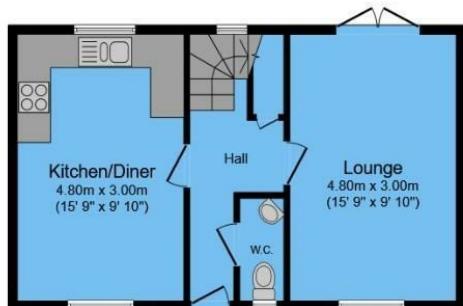
Detached garage (with power and lighting). Driveway with parking for two vehicles. Well maintained gardens.

Don't miss out on viewing this immaculate home, call Hunters to book yours now!

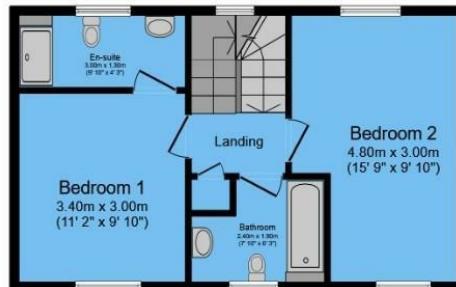
Freehold, Council Tax Band D, EPC Rating B.



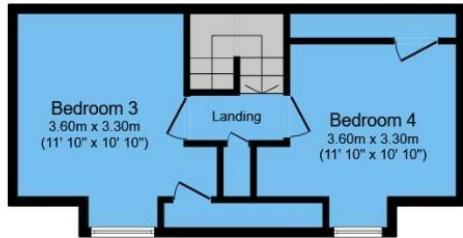




**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 120.4 m<sup>2</sup> (1,296 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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