

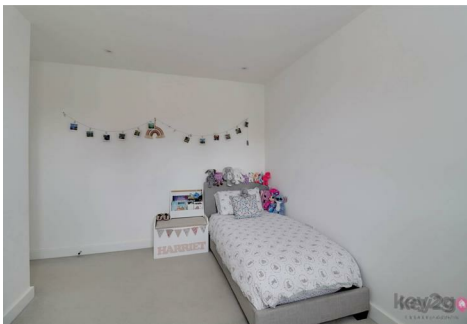
Marketing Preview



5 Bennett Way, Bolsover, Chesterfield, S44 6ZP

£300,000

Bedrooms 4, Bathrooms 3, Reception Rooms 2



*** GUIDE PRICE £300,000 - £310,000 *** A fantastic opportunity to purchase this modern four-bedroom detached property, built in 2023 and set across three spacious storeys. The property benefits from off-road parking for two cars, a garage, and a generous private rear garden which is beautifully presented. Further features include a master bedroom with en-suite, family bathroom, and downstairs WC, making this the perfect family home.

SUMMARY

*** GUIDE PRICE £300,000 - £310,000 *** A fantastic opportunity to purchase this modern four-bedroom detached property, built in 2023 and set across three spacious storeys. The property benefits from off-road parking for two cars, a garage, and a generous private rear garden which is beautifully presented. Further features include a master bedroom with en-suite, family bathroom, and downstairs WC, making this the perfect family home.

A welcoming and spacious hallway with neutral décor, carpet flooring, and access to the downstairs WC. The WC is fitted with a close-coupled WC, wash basin, and tiled flooring. The lounge is generously sized and beautifully presented with neutral décor, carpet flooring, spotlights, a feature media wall, and a front-facing window. To the rear is the stylish open plan kitchen/diner, fitted with ample wall and base units, integrated fridge/freezer, oven, electric hob, dishwasher, and washing machine. The kitchen also benefits from a double sink, tiled flooring, spotlights, neutral décor, and double doors opening onto the rear garden. There is ample dining space, enhanced by a feature panelled wall.

Stairs rise to the first floor landing, which is neutrally decorated with carpet flooring, spotlights, and a useful storage cupboard. Bedroom two is a double bedroom with neutral décor, carpet flooring, spotlights, a feature panelled wall, and a window. Bedroom three is a further double bedroom with neutral décor, carpet flooring, spotlights, and a window. Bedroom four is a single bedroom with neutral décor, carpet flooring, spotlights, and a window. The family bathroom is modern and stylish, fitted with a bath and shower over with glass screen, close-coupled WC, wash basin, tiled flooring, and an obscure window.

A further staircase rises to the second floor accommodation, which is neutrally decorated with carpet flooring. Bedroom one is a large double bedroom featuring four Velux windows, large built-in wardrobes with sliding doors, and access to the en-suite. The modern en-suite is fitted with a walk-in shower cubicle with overhead and handheld shower, wash basin, close-coupled WC, radiator, and Velux window.

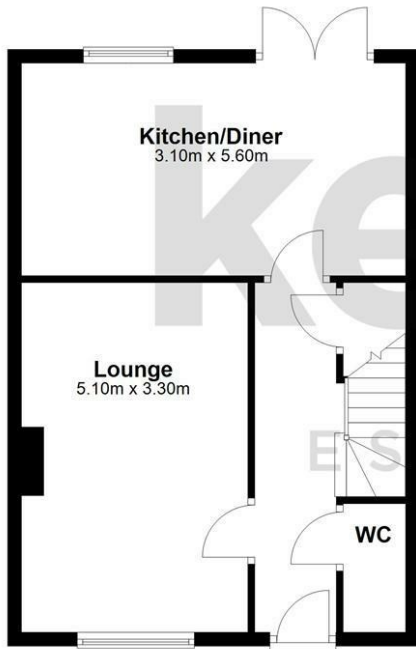
The rear garden is private, enclosed, and beautifully presented, featuring fenced boundaries, a generous lawned area, and two patio seating areas with downlights. To the front of the property is a well-maintained garden with shrubbery, two off-road parking spaces, and access to the garage. The garage also benefits from power.

PROPERTY DETAILS

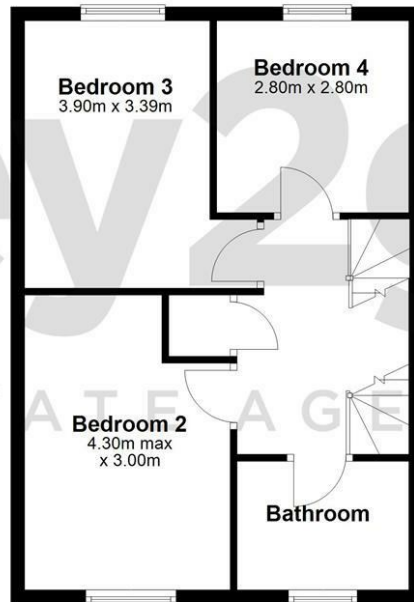
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D - BOLSOVER COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

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

