



Offers In The Region Of £215,000

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- Enclosed Rear Garden
- Link Detached property
- Viewing Highly Recommended
- Contemporary Styling
- Off Street Parking For 2 Vehicles
- Ideal Family Home
- Lovely Views
- Garage
- No Chain

Merlin Avenue, Bolsover S44 6QF

 3  1  2  D

Council Tax Band: C



This delightful detached home is situated on a cul de sac in the popular town of Bolsover. The property is a few minutes drive from Bolsover town centre with its many amenities, shops, bars, restaurants, and good local schooling. Well located for commuting to the M1, Chesterfield and Mansfield.

Externally the property benefits from off street parking to the front, with access to the garage and to the enclosed rear garden and patio area, ideal for entertaining. Entering into the property there is a wc off the porch area a generous lounge with media fireplace and to the rear a dining area with patio doors leading into the garden. The newly fitted kitchen has an integral oven and hob, space for a washing machine, cabinets and worktops, storage is also available under the stairs.

On the 1st floor the main bedroom sits to the front of property and has built in wardrobes, good quality carpets and lovely countryside views. The second double bedroom is to the rear and overlooks the garden. To the front is a further single bedroom/office. The family bathroom has a new suite fitted and a shower over the bath. An airing cupboard is off the landing.

The property has recently been renovated throughout and is turn key ready, with gas central heating and double glazing throughout.

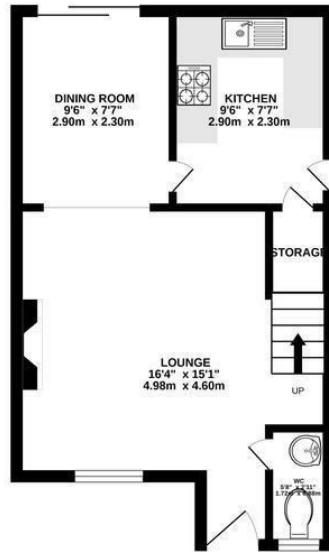
Freehold property tenure, Council tax band C.



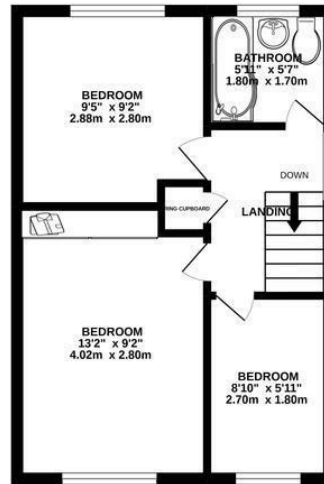




GROUND FLOOR



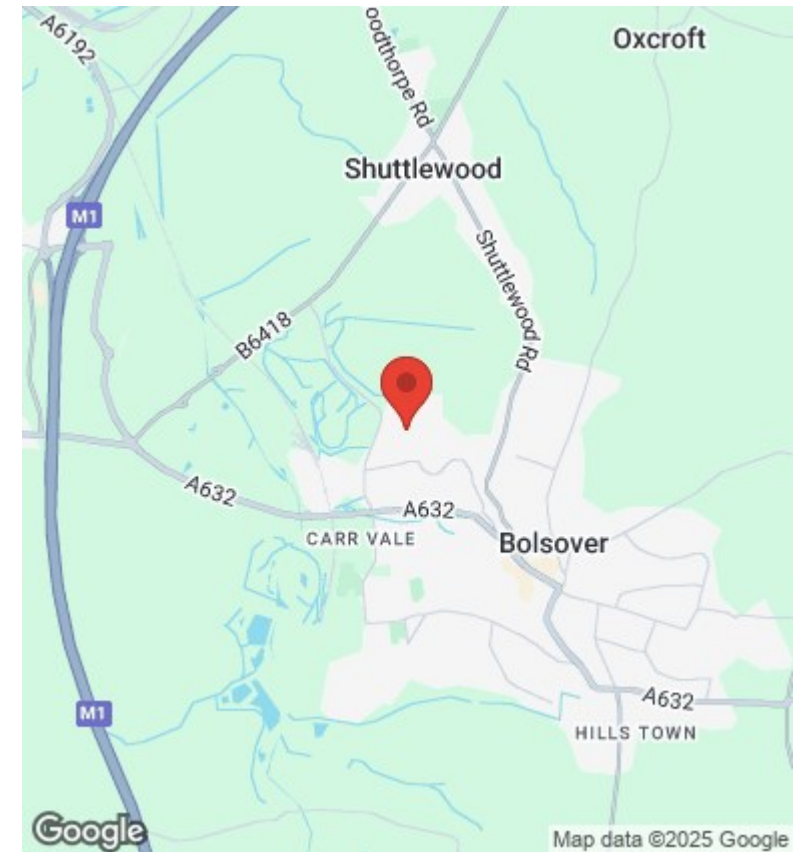
1ST FLOOR



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

Viewings by arrangement only. Call 01246 276 276 to make an appointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	