



Price Guide £190,000 Freehold

7 PRIVET CLOSE | | BOLSOVER | S44 6FW

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £190,000-£200,000

THE ONE FOR YOU!...

Situated in the charming area of Bolsover, this delightful three bedroom semi detached home offers the perfect balance of comfort and style. With modern decor throughout, a true homely feel, situated close to local amenities, and offering great access links to other major towns and cities, ideal for commuting. This home will be sure to impress.

Stepping inside you are welcomed by the inviting entrance hallway, which leads conveniently into the kitchen/diner, a perfect space for entertaining friends or catching up with family. From the kitchen you will find access into the living room, an area that creates an inviting atmosphere and with the patio doors to the rear garden, this really makes it the perfect room for warm summer evenings. Completing the downstairs space is a handy WC.

Heading upstairs you will find three well appointed bedrooms, all allowing ample space and opportunity to really make your own. This floor is complete with a three piece family bathroom.

Outside, the property offers a well maintained rear garden, with a lawned area, patio space and wooden planters. Along with external power and water, you will find a handy garden shed with power to it, this really is a gardeners dream! Helping to keep this home energy efficient, you will find solar panels to the front and rear of the home. Finally, there is ample off street parking with a private driveway.

This home is a true gem – modern, well-located, and ready for you to move in and make it your own. Do not miss the chance to make this lovely property your own.

Call today to view!





Entrance Hall

With carpeted flooring, central heating radiator, carpeted staircase leading to the first floor and access to;

Kitchen Diner 11'7" x 13'6"

Complete with a range of modern units and cabinets with complementary work surface over and inset sink and drainer. Space and plumbing for a washing machine, dish washer and fridge freezer. Central heating radiator and window to the front elevation.

Living Room 14'11" x 11'8"

With carpeted flooring, central heating radiator and double doors leading outside.

W/C

Complete with a low flush WC and a hand wash basin.

First Floor Landing

With carpeted flooring and access into:

Bedroom One 14'11" x 9'7"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 8'4" x 9'10"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 6'2" x 6'11"

Carpeted flooring, central heating radiator and a window to the rear elevation.

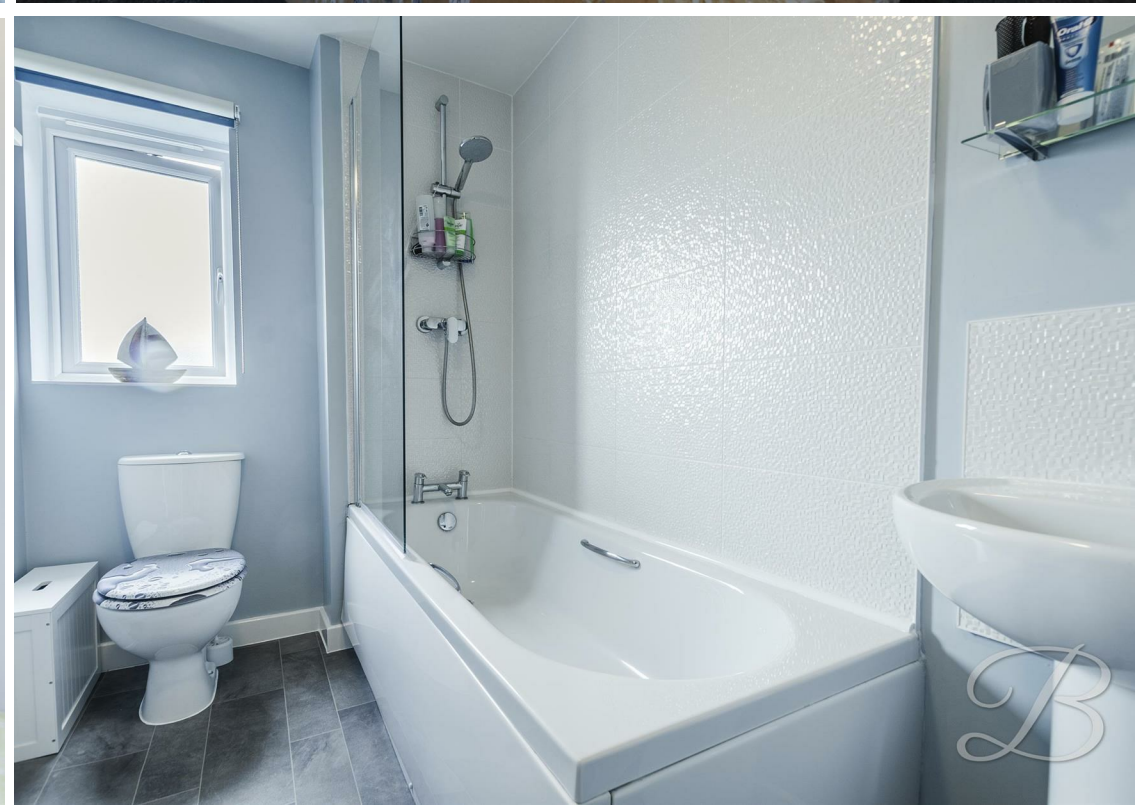
Bathroom

Complete with panelled bath with screen and overhead shower, low level WC, wash hand basin and window to the side elevation.

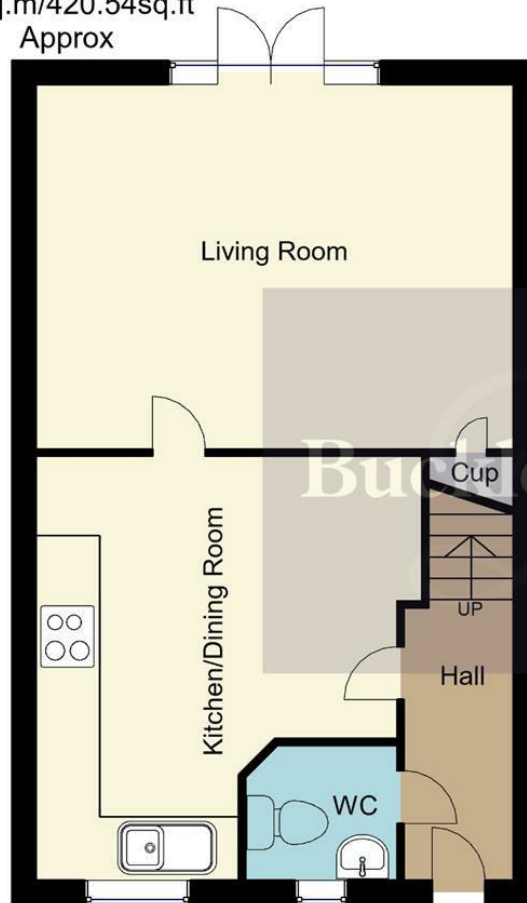
Outside



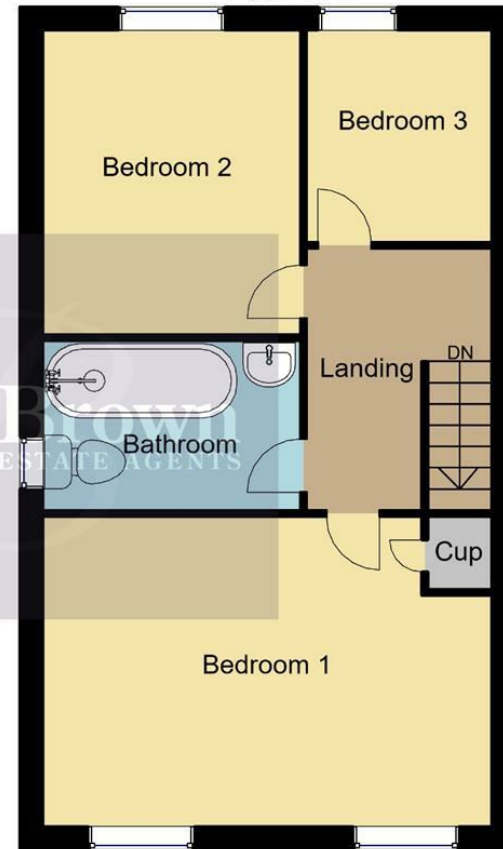
The front of the property has a pathway leading to the front door, with surrounding shrubbery, creating a welcoming entrance. The rear garden offers a well maintained and enclosed space with a patio and lawned area, a handy shed, along with a side gate allowing convenient access to the front of the home. Solar panels to the front and rear. This house also offers off street parking with a handy driveway.



Ground Floor
39sq.m/420.54sq.ft
Approx



First Floor
37sq.m/397.27sq.m
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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		

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