



Offers Over £290,000 Freehold

36 CROWN CRESCENT | BOLSOVER | S44 6ZH

**BuckleyBrown**  
ESTATE AGENTS



## A TOUCH OF CHARM...

Welcome to this impressive four-bedroomed detached family home situated in the heart of Bolsover. This property offers a perfect blend of modern living and spacious comfort. With four well-proportioned bedrooms, off street parking, situated close to schools and local amenities, this really could be your perfect home!

Upon entering you are greeted by a spacious entrance hallway that has stairs rising and leads nicely into the living room, a space perfect for relaxation and entertaining guests. Through double doors you will find the modern and stylish open plan kitchen/diner, that not only has space for a table but an added bonus of a breakfast bar along the L shaped worktop. Further you will find the handy utility room and downstairs WC. This also provides access into the integral garage.

Heading upstairs, you will find four well appointed bedrooms, all with ample opportunity to make your own as they are neutrally decorated. Two of the bedrooms have storage cupboards, while the master has the added benefit of an en-suite and to complete this floor you will find the family bathroom.

Outside, the property boasts a driveway with garage, providing ample off street parking. To the rear you will find a well maintained, enclosed rear garden perfect for summer evenings with family and friends.

If you are looking for a spacious family home in a sought-after area, this is certainly one to consider! Don't miss out, call us today to view!





### Entrance Hallway

Housing the stairs to first floor accommodation and giving access to;

### Living Room

Light and airy room with window to front elevation, double doors providing access to the kitchen/diner. Under-stairs storage cupboard and central heating radiator.

### Kitchen/Diner

The kitchen is complete with a range of modern wall and base units with complimentary work surface over, the L shaped worktop creates space for a breakfast bar. Inset sink and drainer, integrated oven with hob and extractor hood over, space and plumbing for essential appliances. There is a window to the rear elevation, central heating radiator

and ample space for dining furniture. This rooms leads nicely into the utility room.

### Utility

There is space and plumbing for a washing machine and further space for a tumble dryer. The ground floor WC is accessed via this room. There is a door that provides access outside.

### WC

Fitted with a low level WC and pedestal hand wash basin.

### Landing

Doors provide access into;

### Bedroom One

Laid with carpet flooring. With a window and central heating radiator.



### En Suite

Fitted with a low level WC, pedestal hand wash basin and shower cubicle with complimentary tiled splash back. With a central heating radiator. Laid with vinyl flooring.

### Bedroom Two

Laid with carpet flooring. With a window and central heating radiator.

### Bedroom Three

Laid with carpet flooring. With a window and central heating radiator.

### Bedroom Four

Laid with carpet flooring. With a window and central heating radiator.

### Bathroom

Fitted with a low level WC, pedestal hand wash basin and a panelled bath with complimentary tiled splash back. With an opaque window and a central heating radiator. Laid with vinyl flooring.

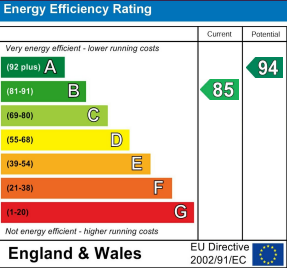
### Outside

Outside, the property boasts a driveway with garage, providing ample off street parking. To the rear you will find a well maintained, enclosed rear garden perfect for summer evenings with family and friends





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.





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