

# PINEWOOD



St. Lawrence Avenue, Bolsover, Chesterfield, Derbyshire S44 6HS

 3  2  1  EPC C

Offers In The Region Of £239,950



**MUCH MORE THAN FIRST MEETS THE EYE...** We are certain that you'll love this deceptively spacious three-bedroom, semi-detached home that has the extra benefit of a detached workshop and an annex bedroom & kitchen / diner. Not only that but this beautiful home boast solar panels that generate £1800 / £2000 annually. Situated in a popular and sought after residential area close to amenities and commuter links.

As you arrive you will notice this property sits proudly back from the road having a lovely block paved and gravel driveway giving that forecourt parking feel and great for visitors and family to visit.

Upon entry you will be delighted with the welcoming hallway that immediately sets the tone of the quality for this home with solid wood flooring. This continues into the cosy lounge with its lovely multi fuel log burner and lovely bow window.

- **THREE BEDROOM SEMI-DETACHED**
- **SECURITY LIGHTS / CAMERA FRONT & REAR**
- **ANNEX BEDROOM / KITCHEN / LOUNGE**
- **LANDSCAPED GARDEN**
- **OFF STREET PARKING**
- **KITCHEN / DINER**
- **2 X SHOWER ROOMS / UTILITY ROOM**
- **DETACHED WORKSHOP**
- **SOLAR PANELS GENERATE £1800 - £2000 ANNUALLY**
- **FREEHOLD - COUNCIL TAX BAND: A**

### Entrance Hall

With a composite style front door, solid wood flooring. The stairs have a fitted carpet and space for storage. With a central heating radiator and access to the lounge and kitchen / diner.

### Lounge

12'11" x 13'4" (3.96 x 4.07)

The solid wood flooring flows into the lounge, with a lovely front aspect Bow window, decorative coving and a central heating radiator. The focal point of this room would be the lovely rustic brick fire surround with a multi fuel log burner.

### Kitchen / Diner

11'1" x 19'9" (3.38 x 6.03)

A shaker style kitchen with the door and drawer fronts finished in white and having a butchers block style worktop with tiled splash backs. Having a stainless steel sink and drainer, an integrated oven, hob and extractor. There is room on the adjacent wall for an American style fridge / freezer. A spacious dining area with double doors that open to the rear and a further window overlooking the rear garden.

### Utility

5'4" x 6'1" (1.63 x 1.86)

With a counter top, a uPVC window, electric and plumbing for a dishwasher and washing machine and under counter fridge - freezer.

### Ground Floor Shower Room

5'4" x 5'4" (1.63 x 1.63)

Fully tiled with a mixer shower running from the boiler, a pedestal wash basin, a close coupled WC, uPVC window with opaque glass, a chrome towel radiator and a fully tiled floor.

### Landing

With a pull down ladder, lighting, central heating boiler and partially boarded.

### Bedroom One

12'2" x 12'3" (3.71 x 3.74)

With a front aspect uPVC window, fitted wardrobes, a central heating radiator, fitted carpet and a decorative fireplace that is capped off.

### Bedroom Two

10'6" x 12'9" (3.21 x 3.90)

Having a rear aspect uPVC window, a central heating radiator and a fitted carpet.

### Bedroom Three

9'2" x 7'4" (2.80 x 2.24)

A single bedroom with a front aspect uPVC window, a central heating radiator and fitted carpet.

### Shower Room

7'1" x 6'9" (2.18 x 2.06)

Fully tiled with a walk in shower, running a mixer shower from the boiler, a vanity style sink unit with close coupled WC, a chrome style towel radiator and a uPVC window with opaque glass.

### Outside

The front aspect has forecourt style parking with block paving and gravel.

The rear garden is landscaped and well maintained, with a blocked paved patio on exit from the kitchen / diner, sleeper steps to a prepared base for a free standing shed, a laid lawn and then onto a raised deck. The rear garden is gated with access to the side aspect.

### Log Store

A practical log store to service the multi fuel log burner through the winter months.

### Annex Kitchen / Diner

17'3" x 13'1" (5.26 x 3.99)

Having double doors for access, a fitted kitchen with counter top with tiled splash back and electric hob, under counter fridge, 2 x electric heaters, laminate flooring and uPVC window.

### Annex Bedroom

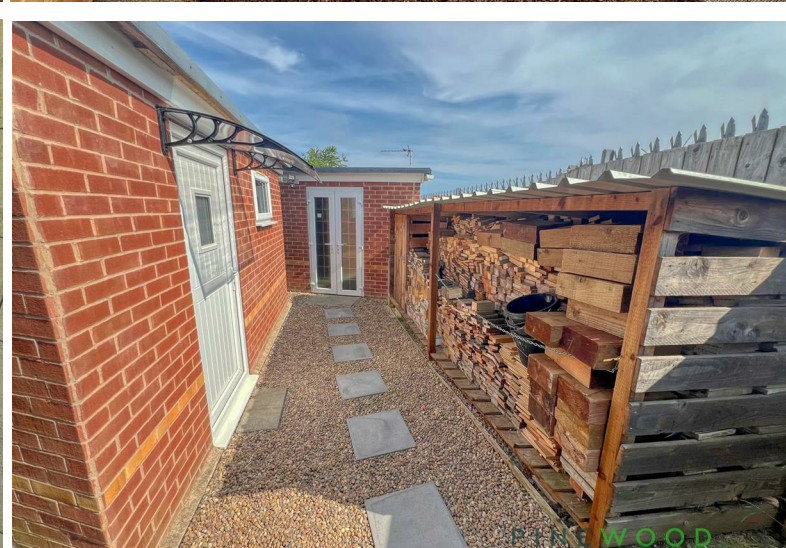
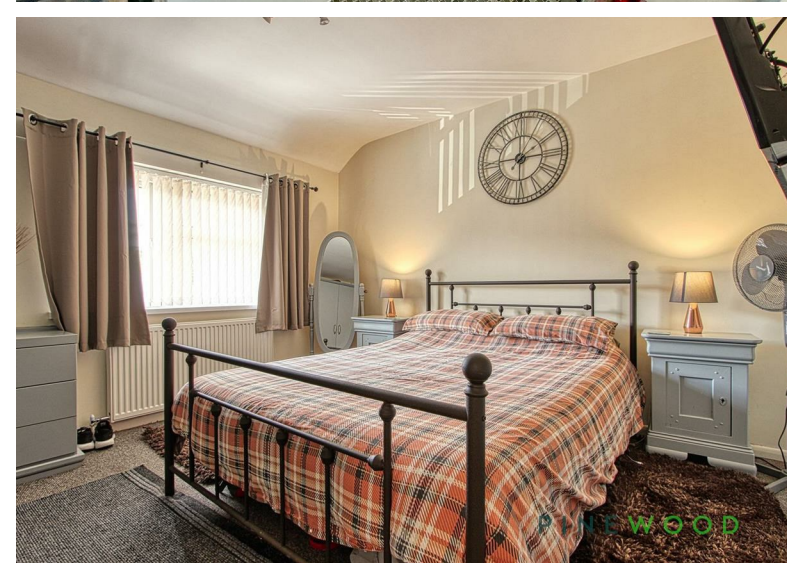
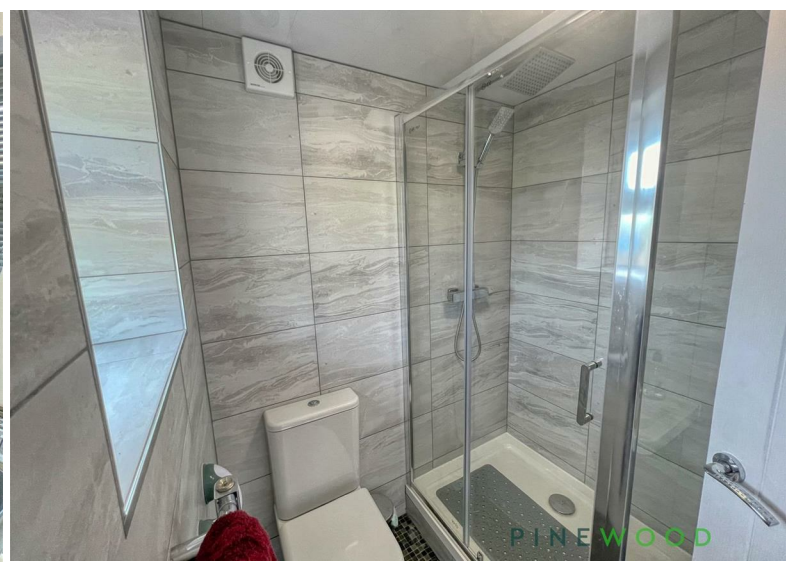
11'7" x 12'1" (3.54 x 3.69)

With an overhead porch canopy, uPVC door and window, electric heater and laminate flooring.

### Workshop

13'0" x 16'10" (3.97 x 5.15)

A spacious workshop that would be a DIY delight, this could be a multi use room with light, power and a uPVC window and door.





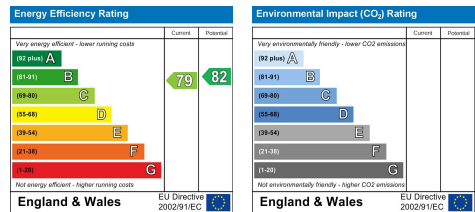
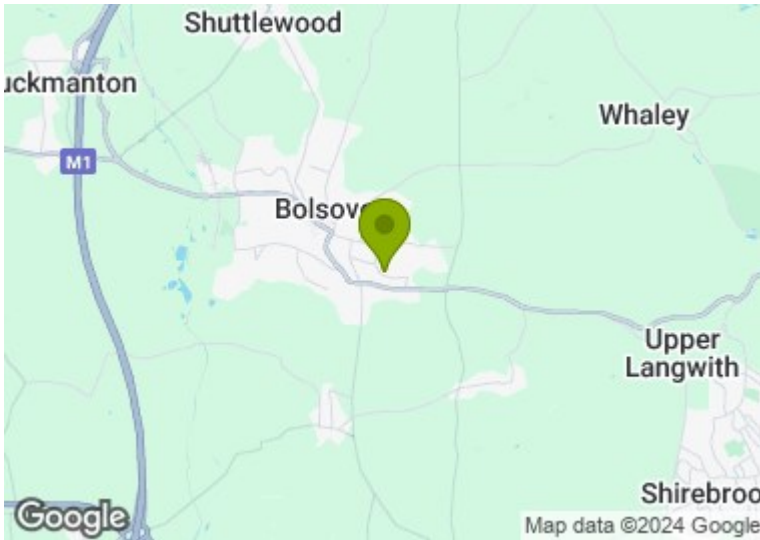
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## General Info

- EPC rating 79 - C
- Loft insulation
- Cavity Wall insulation
- Solar panels
- Security lights and Cameras
- Boiler 4 years old
- South facing garden



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**GENERAL** - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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**FIXTURES AND FITTINGS** may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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