



Rosewood Avenue, Bolsover, Chesterfield, S44 6GL

 2

 1

 2

 EPC

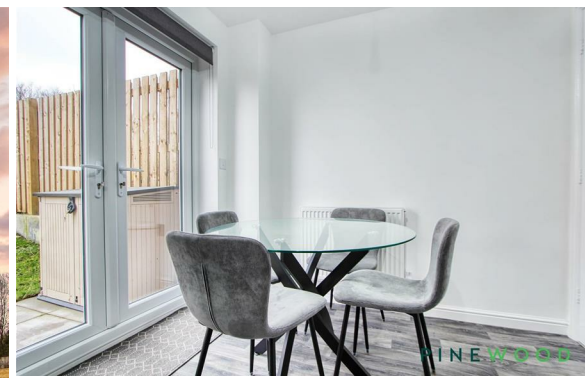
B

Asking Price £156,000

PINEWOOD



Rosewood Avenue Bolsover Chesterfield S44 6GL



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2 bedrooms
1 bathrooms
2 receptions

- 2 WELL SIZED BEDROOMS
- MODERN KITCHEN
- CONVENIENT PATIO DOORS TO THE GARDEN
- PRIVATE PARKING FOR 2
- CLOSE TO SHOPS AND CLOWNE
- BUILT IN STORAGE CUPBOARD IN BEDROOM 1
- DOWNSTAIRS WC
- EPC RATING B
- FREEHOLD COUNCIL TAX BAND: A

Nestled on the charming Rosewood Avenue in Bolsover, Chesterfield, this semi-detached house offers a delightful blend of modern living and comfort. Built in 2023, the property spans an impressive 605 square feet, making it an ideal choice for small families or couples seeking a stylish home.

Upon entering, you are welcomed into a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is thoughtfully designed, featuring contemporary fittings that cater to all your culinary needs.

This home boasts two generously sized bedrooms, ensuring ample space for rest and privacy. The property also includes a convenient downstairs WC, adding to the practicality of the layout.

Step outside to discover a lovely garden, a perfect retreat for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air. Additionally, the property offers parking for two vehicles, enhancing the convenience of daily living.

Situated close to Clowne, this residence benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy both tranquility and connectivity.

In summary, this modern semi-detached house on Rosewood Avenue is a wonderful opportunity for anyone seeking a stylish and comfortable home in a desirable location.

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Entrance Hall

4'5" x 4'6" (1.36 x 1.39)

The entrance hall seamlessly connects the ground floor, featuring the same stylish laminate flooring as the lounge and kitchen, creating a cohesive and contemporary feel throughout.

Lounge

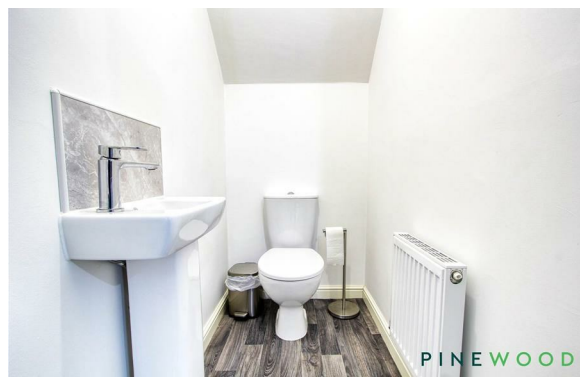
15'1" x 10'0" (4.60 x 3.05)

Step into the bright and airy lounge, where a large UPVC window floods the space with natural light, complementing the sleek laminate flooring and the warmth of the central heating radiator—a perfect setting for relaxation or entertaining.

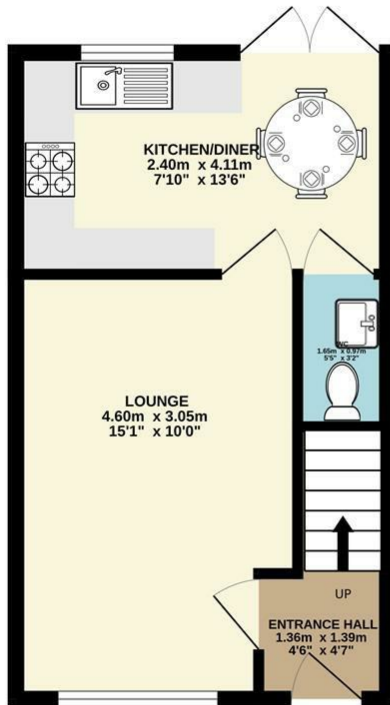
Kitchen / Diner

7'10" x 13'5" (2.40 x 4.11)

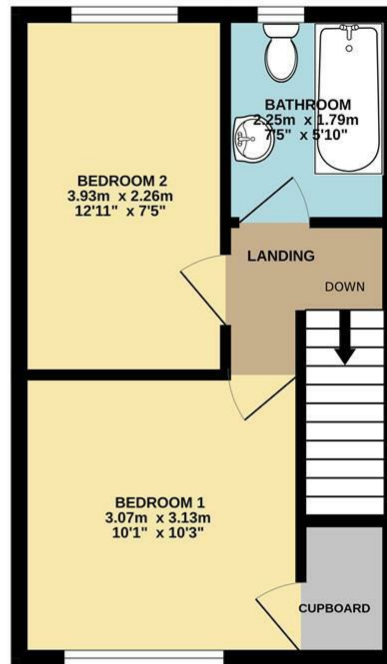
The heart of the home, this well-equipped kitchen boasts grey wood-style cabinets, elegant laminate worktops, and a Beko gas hob with an extractor and tiled splash back. A swan-neck mixer sink is perfectly positioned under the UPVC window, providing a lovely outlook. Double patio doors lead directly to the garden, filling the space with natural light and offering seamless indoor-outdoor living. With space for an under-counter unit and a central heating radiator, this kitchen is as functional as it is stylish.



GROUND FLOOR
28.2 sq.m. (303 sq.ft.) approx.

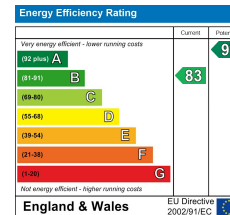


1ST FLOOR
28.0 sq.m. (302 sq.ft.) approx.



TOTAL FLOOR AREA: 56.2 sq.m. (605 sq.ft.) approx.

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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WC

5'5" x 3'2" (1.66 x 0.97)

A handy downstairs WC features a wash hand basin, central heating radiator, and easy-to-maintain laminate flooring, adding to the home's practicality.

Bedroom 1

10'0" x 10'3" (3.07 x 3.13)

Upstairs, you'll find two generously sized bedrooms, both benefiting from soft carpeting, central heating radiators, and large UPVC windows that create bright and inviting spaces.

The spacious main bedroom includes a large UPVC window and a built-in over-stairs storage cupboard, offering plenty of space to keep things neatly tucked away.

Bedroom 2

12'10" x 7'4" (3.93 x 2.26)

Bedroom 2 benefiting from soft carpeting, central heating radiator, and large a UPVC window that create a bright and inviting space.

Bathroom

7'4" x 5'10" (2.25 x 1.79)

The family bathroom is fitted with a pedestal hand wash basin, toilet, and bath, complete with a tiled splash back. An opaque UPVC window provides privacy while allowing natural light to fill the space, and the laminate flooring adds a modern touch.

General Information

20% Incentive for First time buyer

uPVC Double Glazing

Council Tax Band: A

Desirable location, close to Clowne and ideally located for commuting.

Lovely rear garden.

Carpeted staircase & landing for added warmth and comfort.

Central heating throughout, ensuring a cozy atmosphere all year round.

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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