

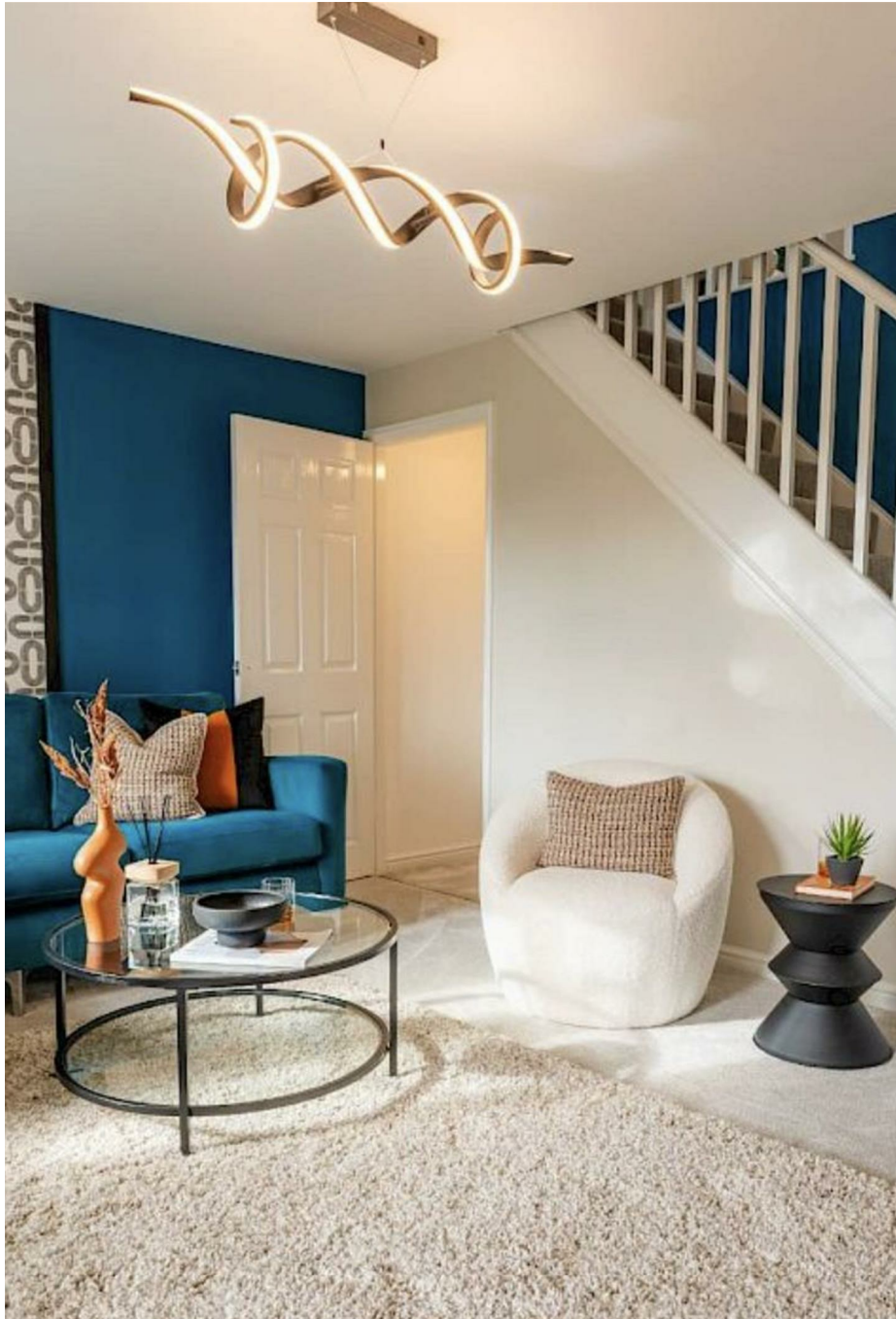
£234,995

Rosewood Avenue, Bolsover,

Welcome to **BuckleyBrown**, where every home
is carefully presented, so you can explore
with clarity and confidence.

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Please note that the images featured are a combination of professionally photographed show home interiors and computer-generated imagery (CGI). They are intended to provide an impression of the finished development and may include optional upgrades, landscaping, fixtures, fittings, and furnishings that are not included as standard. This is an excellent opportunity to secure a brand-new home and enjoy all the benefits of modern living in a sought-after location.



THE UPGRADE YOU'VE BEEN WAITING FOR

Designed with comfort and practicality in mind, The Kilkenny offers a well-balanced layout that's perfect for everyday living. Combining stylish interiors with functional spaces, it's a home that caters to the needs of modern families.



THE FINER DETAILS

The Kilkenny is a stylish detached home designed to suit modern family living, offering three well-proportioned bedrooms and a practical layout throughout.

Stepping inside, you're welcomed by a bright entrance hall, complete with a convenient downstairs WC and useful storage space. At the front of the home, the spacious lounge provides a comfortable place to relax, while the rear of the property features a contemporary open-plan kitchen and dining area. French doors open directly onto the garden, creating a bright and inviting space that's ideal for family life and entertaining guests.

Upstairs, the home offers three bedrooms alongside a modern family bathroom. As standard, the bathroom is finished with high-quality Porcelanosa tiling, adding a stylish and premium touch to the home.

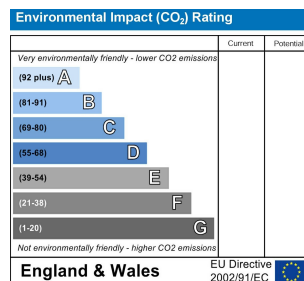
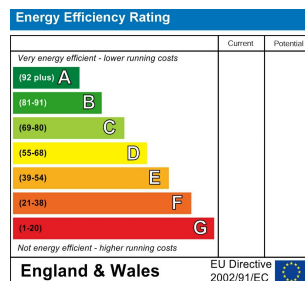
Outside, the property benefits from a spacious driveway and detached garage, providing ample parking and storage.





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LIFE IN BOLSOVER

Bolsover is a thriving market town that combines rich history with modern convenience, making it an attractive place to live for families, professionals, and first-time buyers alike

With its friendly community, excellent local amenities, and easy access to surrounding towns and cities, it offers a fantastic balance between peaceful living and everyday practicality.

Residents can enjoy a variety of shops, cafés, restaurants, schools, and leisure facilities, all within easy reach. The town is also surrounded by picturesque countryside, providing plenty of opportunities for walking, cycling, and outdoor activities. Whether you're exploring local green spaces or discovering the area's historic landmarks, there's always something to enjoy close to home.

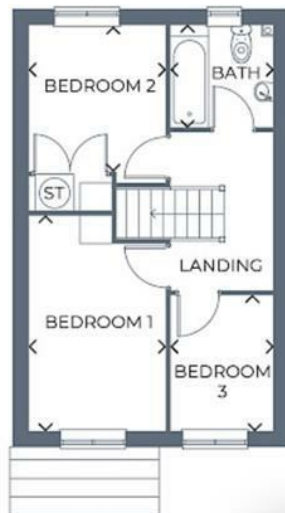
Excellent transport connections make commuting straightforward, with convenient access to the M1 motorway and nearby rail links connecting to larger cities across the region. Offering a blend of heritage, convenience, and a high quality of life, Bolsover is a place where you can enjoy the best of both town and country living.

Ground Floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.47 x 2.90	14'8" x 9'6"
Living Room	4.47 x 3.63	14'8" x 11'11"
WC	1.59 x 0.87	5'3" x 2'10"



*This home may or may not be fitted with an EV charger.
Please confirm with your Sales Executive before reservation.



First Floor

Room	Metres	Feet & Inches
Bedroom 1	3.96 x 2.51	13'0" x 8'3"
Bedroom 2	2.91 x 2.51	9'6" x 8'3"
Bedroom 3	1.87 x 2.49	6'2" x 8'2"
Bathroom	1.87 x 1.87	6'2" x 6'2"

Key Features

Detached 3 bedroom

Front and rear gardens

High-quality specifications included as standard from well-known brands

Personalise your home with optional extras (subject to build stage)

10-Year Warranty (first 2 years with Gleeson and a further 8 years with NHBC)

These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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Exceptional homes deserve
exceptional representation.

Let's Chat.

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