



£195,000 Freehold

2 SMITHSON AVENUE | BOLSOVER | CHESTERFIELD | S44 6ED

**BuckleyBrown**  
ESTATE AGENTS

## NO CHAIN!

LIVING THE DREAM... Welcome to this delightful three bedroom semi detached home located in the desirable area of Bolsover. This traditional style property boasts modern decor and has been meticulously maintained throughout. Situated within the heart of Bolsover, you will be within close proximity to local amenities, schools and transport links. Come on in...

As you enter the home, you will be greeted by the hallway, allowing access into the kitchen/living area firstly. A brilliant open plan space, perfect for relaxation or entertaining friends and family. The property also benefits from a handy utility area. To complete this floor is the modern family bathroom.

Heading upstairs are three bedrooms, all generously sized, providing plenty of room for rest and personalisation. Each bedroom is designed to be a tranquil retreat, perfect for unwinding after a long day. Additionally the master bedroom has the luxury of its own en-suite.

The well-appointed layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere. The modern decor throughout the property offers a stylish yet homely environment.

Outside offers low maintenance, with the rear garden having both lawn and patio areas, this is a brilliant space when entertaining in the summer months. To the front of the property is a driveway allowing for ample off street parking.

This well looked after semi detached house on Smithson Avenue presents a wonderful opportunity for those seeking a blend of traditional charm and modern comfort in a sought-after location. Do not miss the chance to make this delightful property your own.

Call today to view!





**Entrance Hallway**

Allowing access into:

**Open Plan Kitchen/Living Area 21'4" x 13'0"**

A gorgeous open plan kitchen/living area, complete with modern wall and base units with complimenting worktop over. Inset sink, hob and oven, along with further space for appliances. Offering a touch of luxury with the island, complete with further storage and space for a breakfast bar dining area. The living area is a bright space, with bi-fold doors allowing access to the rear garden. Access through into the utility room.

**Utility Area 9'4" x 5'11"**

Handy space for further appliances and worktop space.

**Bathroom 5'11" x 5'10"**

High flush WC, hand wash basin and bath. Window to the front elevation.

**Bedroom One 12'10" x 9'8"**

Central heating radiator and window to the rear elevation. Access into its own en-suite.

**En-Suite 8'8" x 2'11"**

Low flush WC, hand wash basin with storage, along with walk in shower.

**Bedroom Two 13'1" x 8'7"**

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

**Bedroom Three 11'0" x 5'10"**

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

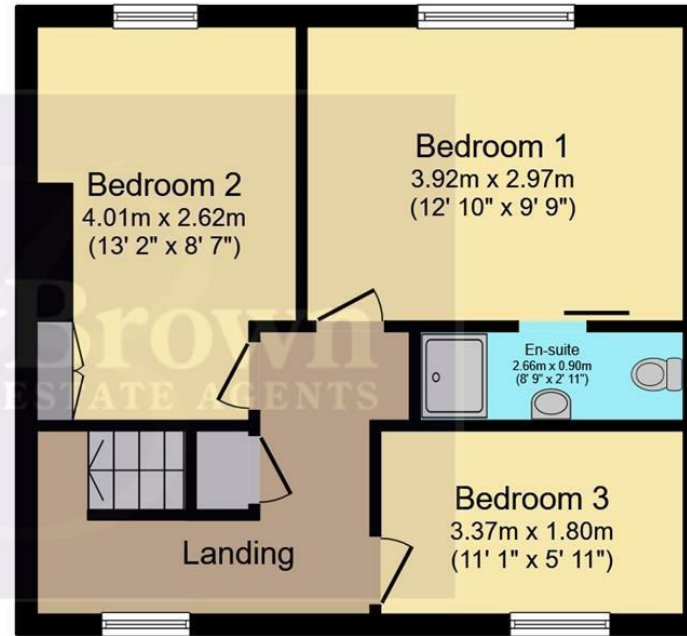
**Outside**

Enclosed rear garden with lawn and patio areas along with driveway to the front allowing for ample off street parking.





**Ground Floor**  
Floor area 38.6 sq.m. (416 sq.ft.)



**First Floor**  
Floor area 38.6 sq.m. (416 sq.ft.)

**Total floor area: 77.2 sq.m. (831 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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