



34 Merlin Avenue, Bolsover

£250,000 Freehold

Spacious four-bed detached home in Bolsover with modern kitchen, en-suite, south-facing garden, garage, driveway, and great transport links. Close to shops, cafés, pubs, and Bolsover Castle.

Council Tax band: C

Tenure: Freehold

Spacious Four-Bedroom Detached Home in Charming Bolsover – S44 6QF

Nestled at the top of a quiet cul-de-sac in the historic town of Bolsover, this delightful four-bedroom detached home offers an excellent blend of space, comfort, and modern living.

Upon entering, you are welcomed by a spacious entrance hallway leading to a convenient ground-floor W.C. The contemporary fitted kitchen/diner is equipped with a range of stylish wall and base units that includes an island, while the spacious living room provides a relaxing setting for family life. Upstairs, four well-proportioned bedrooms offer ample accommodation, with the primary bedroom benefitting from an en-suite shower room. A modern family bathroom completes the first floor.

Sliding patio doors from the kitchen open onto a secluded, south-facing rear garden, designed for low maintenance and featuring an expansive elevated decking area—perfect for outdoor entertaining. The property also benefits from a detached brick-built garage with full electrical supply and a gravel driveway for ample off-road parking.

Located in the heart of Bolsover, this home is just a short distance from the town's array of independent shops, charming cafés and traditional pubs. Bolsover Castle, a striking landmark rich in history, adds to the town's appeal. Excellent transport links provide easy access to Chesterfield, Mansfield, and the M1, making this an ideal choice for commuters and families alike.

Book your viewing today and discover all this fantastic home has to offer!





Entrance Hall

A welcoming entrance hall featuring a spindle and balustrade staircase leading to the first floor, a central heating radiator and laminate flooring. There is convenient under-stairs storage and access to the lounge and ground floor cloakroom.

WC / Cloakroom

2' 10" x 6' 2" (0.87m x 1.89m)

A well-appointed ground floor cloakroom comprising a pedestal wash hand basin with tiled splashback, a low flush WC, an extractor fan, a wall-mounted central heating radiator and a tiled floor.

Lounge

11' 1" x 17' 5" (3.39m x 5.30m)

A spacious and inviting lounge with a large uPVC window to the front aspect, allowing for plenty of natural light. The room is cantered around a stylish feature fireplace with a gas fire, complemented by a central heating radiator and laminate flooring. Double doors open into the kitchen, creating a seamless flow between living spaces.

Kitchen / Dining Area

17' 7" x 13' 0" (5.36m x 3.97m)

A stunning and spacious breakfast kitchen, fitted with high-gloss black cabinetry with chrome bar handles, butcher block-style worktops and an upstand with tiled splashback. The kitchen boasts a central island with storage, a composite-style sink with a swan-neck mixer tap and space for an American-style fridge freezer. A range-style cooker with a glass splashback and chimney hood adds to the contemporary design. Alongside a sleek





Entrance Hall

A welcoming entrance hall featuring a spindle and balustrade staircase leading to the first floor, a central heating radiator and laminate flooring. There is convenient under-stairs storage and access to the lounge and ground floor cloakroom.

WC / Cloakroom

2' 10" x 6' 2" (0.87m x 1.89m)

A well-appointed ground floor cloakroom comprising a pedestal wash hand basin with tiled splashback, a low flush WC, an extractor fan, a wall-mounted central heating radiator and a tiled floor.

Lounge

11' 1" x 17' 5" (3.39m x 5.30m)

A spacious and inviting lounge with a large uPVC window to the front aspect, allowing for plenty of natural light. The room is centered around a stylish feature fireplace with a gas fire, complemented by a central heating radiator and laminate flooring. Double doors open into the kitchen, creating a seamless flow between living spaces.



Kitchen / Dining Area

17' 7" x 13' 0" (5.36m x 3.97m)

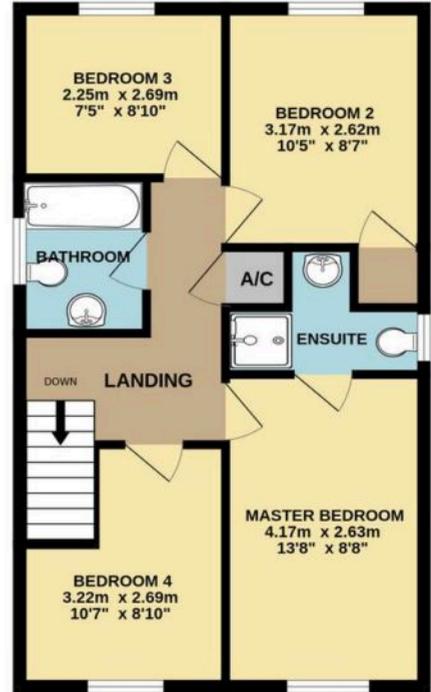
A stunning and spacious breakfast kitchen, fitted with high-gloss black cabinetry with chrome bar handles, butcher block-style worktops and an upstand with tiled splashback. The kitchen boasts a central island with storage, a composite-style sink with a swan-neck mixer tap and space for an American-style fridge freezer. A range-style cooker with a glass splashback and chimney hood adds to the contemporary design. Alongside a sleek



GROUND FLOOR
61.0 sq.m. (656 sq.ft.) approx.



1ST FLOOR
48.3 sq.m. (520 sq.ft.) approx.



TOTAL FLOOR AREA: 109.3 sq.m. (1177 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.
Made with Metropix ©2025

You can include any text here. The text can be modified upon generating your brochure.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

