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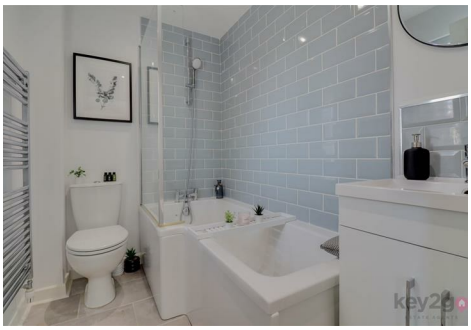
ESTATE AGENTS

Marketing Preview

2 Lawson Close, Bolsover, Chesterfield, S44 6FR

£250,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



** GUIDE PRICE £250,000 - £255,000 ** A VIEWING IS A MUST TO APPRECIATE this three-bedroom detached property, which STANDS PROUDLY on the corner of a popular estate and enjoys stunning rural views. Immaculately presented throughout with modern décor, the property offers a master bedroom with an en-suite, downstairs WC, and a kitchen/diner. Further benefits include off-road parking, with the potential to create additional parking subject to the necessary permissions, and a generously sized, private, enclosed south-facing rear garden. Conveniently located close to local amenities and with excellent road links to the motorway, this property would be perfect for first-time buyers or families alike!

SUMMARY

** GUIDE PRICE £260,000 - £270,000 ** A VIEWING IS A MUST TO APPRECIATE this three-bedroom detached property, which STANDS PROUDLY on the corner of a popular estate and enjoys stunning rural views. Immaculately presented throughout with modern décor, the property offers a master bedroom with an en-suite, downstairs WC, and a kitchen/diner. Further benefits include off-road parking, with the potential to create additional parking subject to the necessary permissions, and a generously sized, private, enclosed south-facing rear garden. Conveniently located close to local amenities and with excellent road links to the motorway, this property would be perfect for first-time buyers or families alike!

Enter into the welcoming hallway with stairs rising to the first floor and doors leading to the lounge, kitchen/diner, and downstairs WC. The lounge is generously sized and bright, featuring a front-facing window with stunning views, a larger-than-average storage cupboard, and patio doors opening onto the rear garden. The modern kitchen/diner enjoys a front-facing window with beautiful views, a rear-facing window, and space for a dining table. It is fitted with a range of wall and base units, an oven, hob and extractor fan, fridge/freezer, and dishwasher. The downstairs WC is fitted with a wash basin, WC, and an obscure window.

Stairs rise to the first-floor landing with doors leading to the three bedrooms and family bathroom. Bedroom One is a generously sized double bedroom with a large storage cupboard, a front-facing window enjoying stunning views, and a door leading to the en-suite. The en-suite is fitted with a shower cubicle, wash basin, WC, and a heated towel rail. Bedroom Two is a double bedroom with a front-facing window enjoying beautiful views. Bedroom Three is a single bedroom with a window to the rear. The family bathroom is fitted with a bath with an overhead shower, wash basin, and WC.

To the left-hand side of the property is a lawned area enclosed by metal fencing, which continues around the front and side of the property. There is off-road parking for two cars, with the potential to create additional parking, subject to the necessary permissions. The south-facing rear garden is well maintained and enclosed, featuring a large patio area, lawn, and a shed, all enclosed by fencing making this perfect for entertaining!

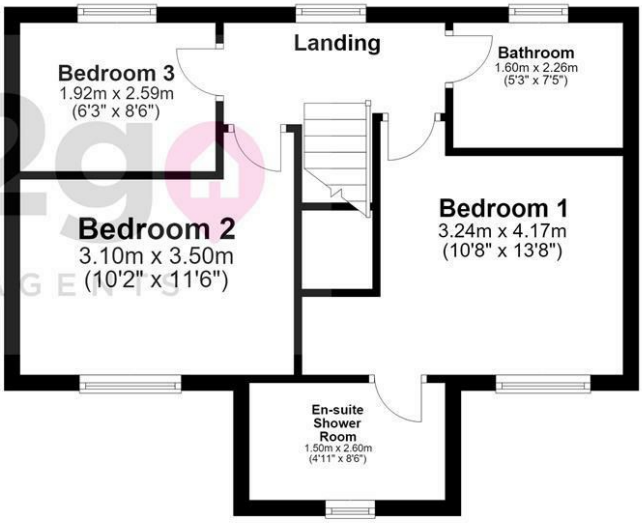
PROPERTY DETAILS

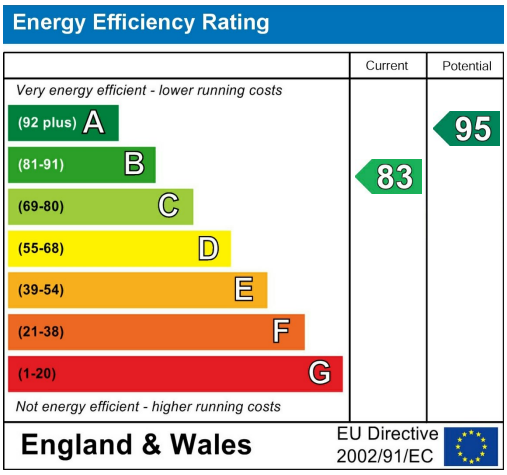
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - BOLSOVER COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor

First Floor





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