



Rose Hill Court, Bolsover Chesterfield S44 6TT

welcome to

Rose Hill Court, Bolsover Chesterfield

A bright, well-arranged home with a spacious lounge, modern kitchen, conservatory, three bedrooms and a fresh bathroom. Off-road parking, a welcoming porch and a private rear garden complete the picture — ideal for comfortable everyday living.

Driveway And Garage

The property is approached via a practical driveway, complemented by a detached garage, providing convenient off-road parking and a clear, welcoming entry to the home. The house also benefits from solar panels, offering the advantage of a feed-in tariff along with reduced electricity costs.

Porch

A neat porch provides a sheltered entry point, ideal for kicking off shoes and coats before stepping inside. It creates a natural pause between outdoors and in, adding a touch of privacy and comfort.

Lounge

The lounge sits at the heart of the home, offering a generous and inviting space ideal for both relaxation and entertaining. A multi-fuel burner adds warmth and character, creating a cosy focal point. The room's well-balanced shape and proportions make it easy to define distinct zones for seating, media, or a quiet reading corner, all while maintaining a bright and open atmosphere. Direct access to the rear garden further enhances the sense of space and connection to the outdoors.

Kitchen

The kitchen offers a practical, well-planned workspace with room for everyday cooking and storage. Its layout supports smooth movement and clear sightlines, making it a functional hub for busy routines.

Conservatory

The light-filled conservatory extends the living space beautifully, creating a calm retreat. It's perfect as a dining spot, a morning coffee nook, or a peaceful place to unwind while enjoying views of the outdoors.

Stairs / Landing

The stairs and landing rise naturally from the ground floor, leading to a bright landing that connects the bedrooms and bathroom. This space feels open and airy, helping the first floor flow comfortably.

Bedroom One

Bedroom one is a well-proportioned main bedroom, offering space for a double bed and additional furnishings. Its layout supports a calm, restful atmosphere with room to personalise.

Bedroom Two

Bedroom two is a comfortable, balanced room ideal for a child's bedroom, guest space, or home office. Its size makes it versatile without feeling cramped.

Bedroom Three

Bedroom three provides a practical third sleeping space or a flexible room for hobbies, work, or storage.

Bathroom

The bathroom is neatly arranged with a modern suite, offering everything needed for daily routines. Its layout maximises space while keeping a clean, fresh feel.

Rear Garden

The rear garden offers a spacious private outdoor escape, ideal for relaxing, entertaining, or family play. With space to shape into seating, planting, or lawn, it's a lovely extension of the home with decking and includes a large jacuzzi hot tub.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money



laundrying checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/CSF105281



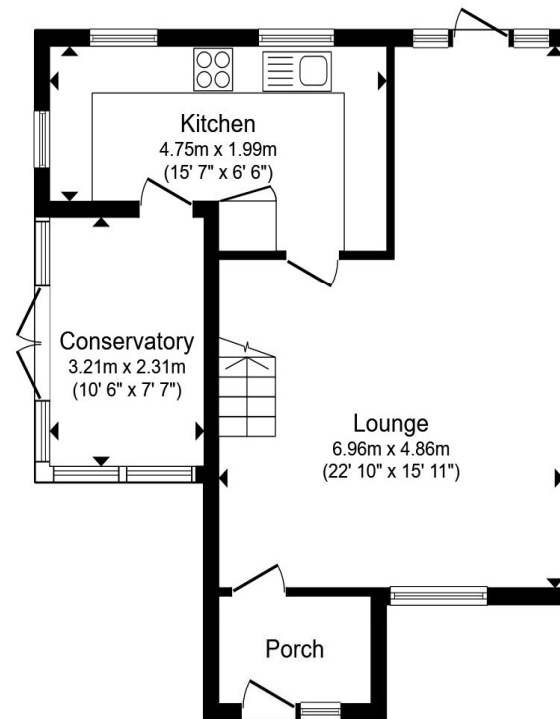
welcome to

Rose Hill Court, Bolsover Chesterfield

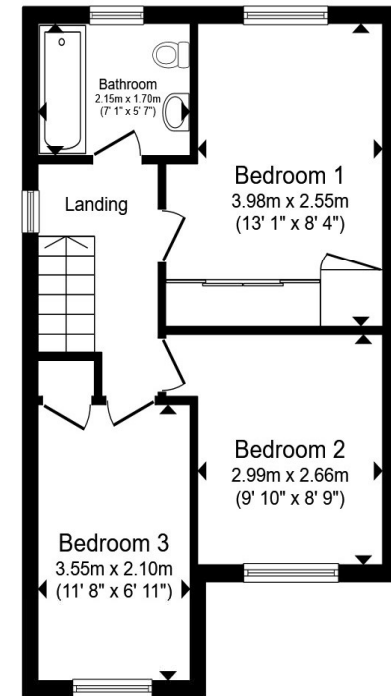
- Council Tax Band - A
- Spacious Lounge
- Modern Kitchen
- Light-Filled Conservatory
- Three Bedrooms

Tenure: Freehold EPC Rating: B
Council Tax Band: A

£225,000



Ground Floor



First Floor

Total floor area 83.7 m² (901 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



view this property online williamhbrown.co.uk/Property/CSF105281



Property Ref:
CSF105281 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk