



Rosewood Avenue, Bolsover Chesterfield S44 6GN



welcome to

Rosewood Avenue, Bolsover Chesterfield

A well-presented modern semi-detached home in the popular location of Bolsover. The property features a living room, kitchen/diner and WC to the ground floor, with three bedrooms and a family bathroom above. The property also features off-street parking, integral garage and mature rear garden.

Entrance Hall

Double glazed exterior door opens into a welcoming entrance hall with space to remove and store coats and shoes. With radiator, stairs to the first floor and door to:

Living Room

The spacious lounge feels bright and inviting, decorated in neutral tones and well lit by a large double glazed window to the front elevation. The living room features laminate flooring, radiator and door to:

Kitchen/Diner

The modern kitchen diner is the perfect space for entertaining, with room for a dining suite before French doors leading to the garden, perfect for summer BBQ's. The kitchen itself is fitted with a selection of wall-base and drawer units with stunning navy shaker-style cabinet doors. The cabinetry is complimented with expanses of wood effect worktops and tiled splashbacks. The kitchen benefits from an integral fan-assisted oven with halogen hob and fitted extractor hood over, while space is provided for a free-standing washing machine and fridge/freezer. A stainless steel sink and drainer sits beneath a double glazed window overlooking the garden. With tiled flooring, radiator and door to:

Wc

A must have in a modern home - Fitted with low level WC and hand wash basin

First Floor Landing

Carpeted stairs ascend to a central landing area with loft access and doors to:

Bedroom One

A comfortable double bedroom with ample space for free-standing furnishings to taste. With fitted carpet, radiator and double glazed window to the front elevation.

Bedroom Two

A second comfortable double with dual aspect double glazed windows bringing ample natural light into the space. With fitted carpet and radiator.

Bedroom Three

A third double bedroom, ideal for visiting guests. With fitted carpet, radiator and double glazed window to the rear.

Bathroom

The family bathroom is fitted with a modern white suite comprising panel bath with fitted glass shower screen and shower over, pedestal hand wash basin and low level WC. The bathroom is partially tiled with wood effect flooring and features a radiator and frosted double glazed window to the rear.

Outside

The property sits back from the road with an attractive lawn frontage and driveway for two vehicles providing off-street parking. The drive in turn leads to an integral garage with manual up and over door providing additional parking or storage as required. To the rear, the property features a generous garden with patio area for entertaining, mature lawn and fenced boundaries.





view this property online williamhbrown.co.uk/Property/CSF105166



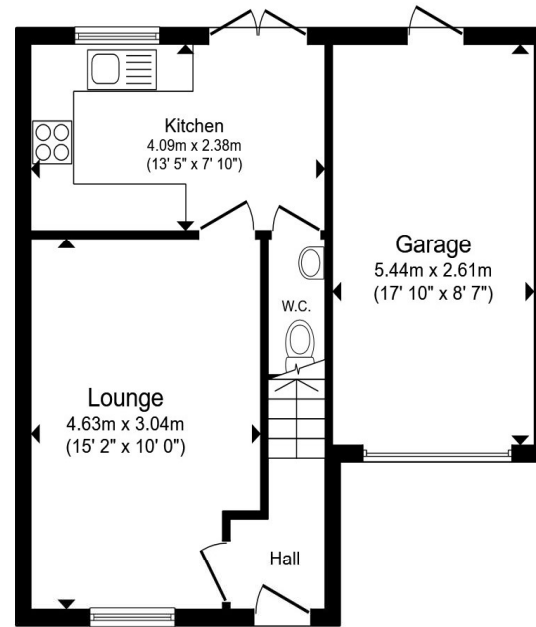
welcome to

Rosewood Avenue, Bolsover Chesterfield

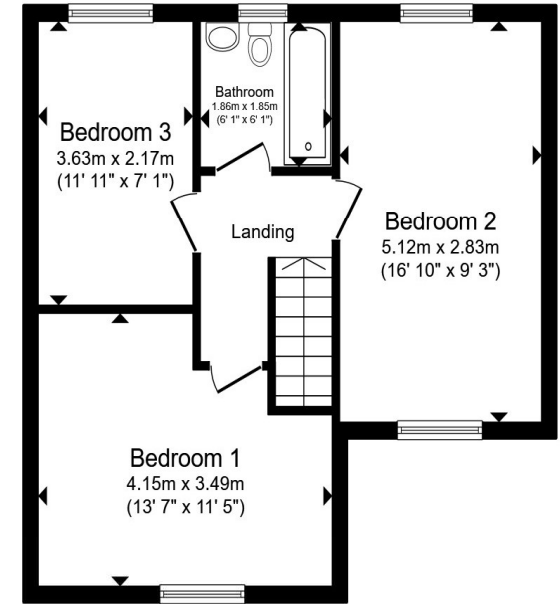
- Council Tax Band B
- Modern Semi-Detached Home
- Three Comfortable Bedrooms
- Modern Kitchen/Diner
- Ground Floor WC

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

£210,000



Ground Floor



First Floor

Total floor area 89.5 m² (963 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/CSF105166



Property Ref:
CSF105166 - 0003

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