



£230,000 Freehold

36 ROSEWOOD AVENUE | BOLSOVER | CHESTERFIELD | S44 6GN

**BuckleyBrown**  
ESTATE AGENTS

YOUR HAVEN AWAITS...Situated in the heart of Bolsover, this charming three bedroom detached house on Rosewood Avenue offers not only cosy home comforts but also the ideal convenience. Sat within Bolsover, you will be within great proximity to local shops, schools and transport links.

Upon entry you are greeted by the entrance hallway, leading into the cosy reception room, the perfect space to unwind with family. Into the kitchen/diner, a bright and spacious room, great for cooking with family or hosting friends. A handy downstairs toilet completes this floor.

Upstairs there are three spacious bedrooms, all thoughtfully arranged, ensuring ample room for family living. The master bedroom benefits from an en-suite and a family bathroom completes this floor.

Outside, you will find an enclosed garden with lawn and pebbled areas, along with planted borders, perfect for those who enjoy gardening or simply spending time outside in the summer months. This home also offers a driveway and garage, allowing for ample off street parking.

This delightful home is not just a place to live; it is a sanctuary that offers both comfort and accessibility, this property on Rosewood Avenue is a wonderful opportunity that should not be missed.

Call today to view!





### Entrance Hallway

Allowing access into:

### Kitchen/Diner

Complete with an array of matching cabinets with complimenting worktop over. Inset sink and drainer, oven with hob and ample space for appliances. This room also offers space for your dining furniture. Window to the side elevation and doors allowing access to the garden.

### Reception Room

Carpeted flooring, central heating radiator, window to the front and side elevation along with handy storage cupboard.

### Downstairs WC

Complete with low flush WC and hand wash basin. Frosted window to the side elevation.

### Bedroom One

Carpeted flooring, central heating radiator, handy storage area, window to the front elevation and access into the en-suite.

### En-Suite

Complete with low flush WC, hand wash basin and shower. Frosted window to the front elevation.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Complete with low flush WC, hadn't wash basin, bath with overhead shower. Frosted window to the side elevation.

### Outside

Enclosed rear garden with lawn and pebbled areas along with driveway and garage for ample off street parking.





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) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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