



£175,000 Freehold

12 HASLAM COURT | BOLSOVER | CHESTERFIELD | S44 6SL

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MOVE IN READY. Nestled in the charming area of Haslam Court, Bolsover, this delightful semi-detached house offers a perfect blend of comfort and convenience. Located in Chesterfield, the property is ideally situated for families, with local amenities, schools, and parks just a stone's throw away. The friendly neighbourhood provides a welcoming atmosphere, making it an excellent choice for those looking to settle down.

As you step inside, you will be greeted by a spacious and inviting ground floor. The well-designed layout features a bright and airy living room, perfect for family gatherings or quiet evenings in. Just next door you will find a versatile dining area, complemented by french doors opening onto the rear patio. The modern kitchen is equipped with ample storage and workspace, making it a joy to prepare meals. Finally, the ground floor hosts a convenient three piece shower room.

Venturing upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The bedrooms are filled with natural light, two of which also benefit from built in wardrobes. The family bathroom is conveniently located just off the landing, featuring modern fixtures and fittings, ensuring comfort for all family members.

Outside, the property boasts a lovely garden, ideal for children to play or for hosting summer barbecues. The outdoor space is both practical and inviting, with enough room for gardening enthusiasts to cultivate their green thumbs along with a wonderful summer house and decked seating area. Additionally, there is off-street parking available to the front, adding to the convenience of this wonderful family home. The front also hosts a large wooden gazebo.

This property is truly move-in ready, making it an excellent choice for those seeking a new place to call home. Make your booking today.





Entrance Hall

Accessible from the side elevation with leading access through to;

Lounge 16'6" x 10'5"

Carpeted flooring, central heating radiator, log burner fireplace and windows to the front elevation.

Dining Room 10'9" x 8'7"

Tiled flooring, central heating radiator, log burner fireplace and french doors opening onto the rear garden.

Kitchen 10'3" x 10'1"

Modern kitchen fitted with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances, decorative splashback tiles and a convenient breakfast bar. Window fitted to the side elevation.

Shower Room 4'4" x 4'8"

Three piece shower room with a hand wash basin, low flush wc, shower cubicle and a window to the side elevation.

Landing

Fitted storage cupboard and leading access into;

Bedroom One 15'6" x 10'5"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Two 12'5" x 8'9"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Three 8'7" x 8'3"

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

Bathroom 5'3" x 8'3"

Three piece suite comprising of a hand wash basin, low flush wc and a bath with an overhead shower.

Summer House 10'2" x 5'8"

Versatile space with french doors to the front elevation.

Store 6'0" x 12'9"

Excellent storage space with a window fitted to the front elevation.

Outside

The front of the property hosts a private driveway, steps leading up along with a well kept lawn and wooden gazebo with seating space. The rear garden boasts a decorative tiered space





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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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			
(81-91) B			
(69-80) C			
(55-68) D		63	69
(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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