



£230,000 Freehold

1 LABURNUM CLOSE | BOLSOVER | CHESTERFIELD | S44 6EU

BuckleyBrown
ESTATE AGENTS

READY TO WELCOME YOU HOME... Located on Laburnum Close you will find a gorgeous three bedroom semi detached home complete with tasteful decor and a warm atmosphere. Situated in Bolsover, the property is located within brilliant proximity to amenities, schools and transport links... Come on in!

Upon entering, you will be greeted by the entrance hallway, leading nicely into the spacious reception room that serves as the heart of the home, perfect for relaxation. Through into the kitchen/diner, you'll find a sleek and stylish kitchen, making the perfect setting to spend time cooking with family. The room offers ample space for your dining furniture and is perfect for entertaining friends. Situated off the kitchen is the handy utility and a downstairs WC.

Upstairs there are three generously sized bedrooms, all with space and opportunity to create your own retreat to relax in after a long day. The master bedroom has the luxury of fitted wardrobes. To complete this floor is the family shower room, perfect to serve all the family.

Heading outside you will see this home offers great external space, providing a lovely garden area for outdoor activities, gardening or simply enjoying the fresh air. The rear garden is ideal for children to play or for hosting summer barbecues with friends and family. To the front of the property is a large driveway, providing ample off street parking, the home also benefits from a garage.

With its well looked after decor and inviting atmosphere, this semi-detached house is ready to welcome its new owners. Don't miss the chance to make this lovely property your new home.

Call today to view!





Entrance Hallway
Allowing access into:

Reception Room 13'6" x 12'6"
A bright and cosy space, complete with carpeted flooring, feature fireplace, central heating radiator and window to the front elevation.

Kitchen/Diner 16'6" x 11'0"
Complete with matching wall and base units with complimentary worktop over, inset sink and drainer along with space for appliances. The room offers ample space for your dining furniture. Window to the rear elevation and handy storage cupboard. Access into the utility room.

Utility 8'8" x 7'6"
Complete with worktop and space for

appliances. Door allowing access onto the rear garden, windows to the side and rear elevation, along with access into the WC.

Downstairs WC
Complete with low flush WC, hand wash basin and window to the rear elevation.

Bedroom One 12'7" x 9'10"
Carpeted flooring, fitted wardrobe, central heating radiator and window to the front elevation.

Bedroom Two 11'3" x 9'10"
Carpeted flooring, central heating radiator and window to the rear elevation.

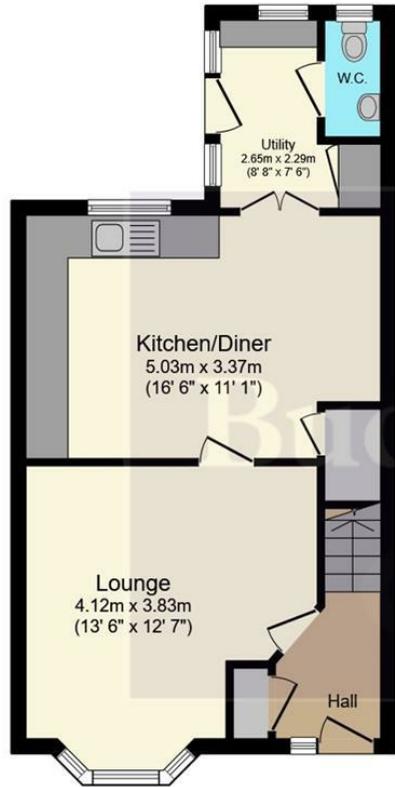
Bedroom Three 8'11" x 6'3"
Central heating radiator and window to the front elevation.

Shower Room 7'6" x 5'8"
Low flush WC vanity unit with hand wash basin, shower and frosted window to the rear elevation.

Outside
Low maintenance rear garden complete with lawn area and driveway to the front of the home, along with a garage.

Garage 19'10" x 9'5"
Perfect for further storage.





Ground Floor
Floor area 44.2 sq.m. (476 sq.ft.)



First Floor
Floor area 37.3 sq.m. (401 sq.ft.)



Garage
Floor area 18.1 sq.m. (195 sq.ft.)

Total floor area: 99.6 sq.m. (1,072 sq.ft.)

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

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	83
England & Wales		EU Directive 2002/91/EC	

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