



Rosewood Avenue, Bolsover, Chesterfield, Derbyshire S44 6GN

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 EPC

B

Offers In The Region Of
£215,000

P I N E W O O D



Rosewood Avenue Bolsover Chesterfield Derbyshire S44 6GN



Offers In The Region

3 bedrooms
1 bathrooms
1 receptions

- 3 spacious bedrooms - 2 Being well sized doubles with ample space for additional bedroom furniture
 - Modern semi-detached house with a detached garage
 - Built in 2022 - Located on Rosewood Avenue
- 1 bright reception room with a huge amount of space whilst remaining cosy
 - Family-friendly neighbourhood
 - Close to local amenities, about 8 minutes away from Clowne centre
- Easy access to transport links - With the M1 being nearby for easy commuting
 - Ideal for first-time buyers- Private driveway with shared access
 - Viewing recommended
 - Freehold - Council Tax Band: B





This property sits in Bolsover, Chesterfield, within the family friendly Rosewood Avenue. This delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2022, the property boasts a contemporary design and is spread across an impressive 861 square feet, providing ample space for families or those seeking a stylish home.

Upon entering, you are welcomed into a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with family. The house features three well-proportioned bedrooms, each offering a serene retreat for rest and relaxation. The thoughtfully designed bathroom caters to all your needs, ensuring convenience and comfort.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this area, with shared access to the private drive. This added convenience makes it an excellent choice for families or individuals with multiple cars.

The location itself is a significant advantage, with Bolsover offering a friendly community atmosphere and easy access to local amenities, schools, and parks. The surrounding Derbyshire countryside provides a picturesque backdrop for outdoor enthusiasts, making it an ideal setting for those who appreciate nature.

In summary, this modern semi-detached house on Rosewood Avenue is a fantastic opportunity for anyone looking to settle in a vibrant area of Chesterfield. With its spacious layout, contemporary features, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

Contact Pinewood Properties for more information or to book a viewing.

Lounge

16'1" x 9'11" (4.90m x 3.02m)

A welcoming entrance hall leads into a bright and spacious lounge measuring 4.90 by 3.02 metres (16'1" by 9'11"). The room is pleasantly decorated with light wood-effect flooring and plush carpet, complemented by soft wall colours and a large window that fills the space with natural light. The cosy seating area is perfect for relaxing and entertaining.

Kitchen/Dining Room

10'11" x 13'5" (3.32m x 4.10m)

The kitchen/dining room, measuring 3.32 by 4.10 metres (10'11" by 13'5"), offers a well-equipped and contemporary space with white gloss cabinets and wood-effect worktops. It features an integrated gas hob and oven, stainless steel sink, a bright window overlooking the rear garden, and space for appliances such as a washing machine and dishwasher. French doors open out onto the garden, allowing plenty of natural light and easy access to the outdoor space. The fridge freezer & washing machine are included in the sale.

WC

5'2" x 3'7" (1.56m x 1.08m)

A compact WC is located on the ground floor, featuring modern white sanitary ware and light tiling, providing a convenient guest cloakroom.

Landing

The first-floor landing provides access to all bedrooms and the family bathroom. It is neutrally decorated with carpet flooring and is well-lit from natural light flowing through windows in adjoining rooms.

Bedroom 1

8'4" x 13'5" (2.55m x 4.10m)

Bedroom 1 is a well-sized double measuring 2.55 by 4.10 metres (8'4" by 13'5"), offering a restful space with light wood-style flooring and a large window overlooking the front of the property. The room comfortably accommodates a double bed and has additional furniture such as a dressing table and shelving for added storage and display.

Bedroom 2

12'3" x 7'4" (3.73m x 2.24m)

Bedroom 2, measuring 3.73 by 2.24 metres (12'3" by 7'4"), is another double room with neutral tones and a large window overlooking the rear garden. It includes a comfortable bed and seating area, making it a versatile space for rest or relaxation.

Bedroom 3

9'0" x 6'1" (2.75m x 1.86m)

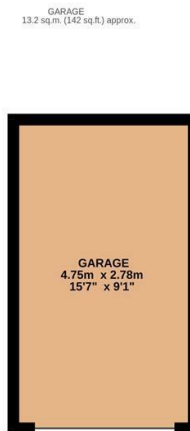
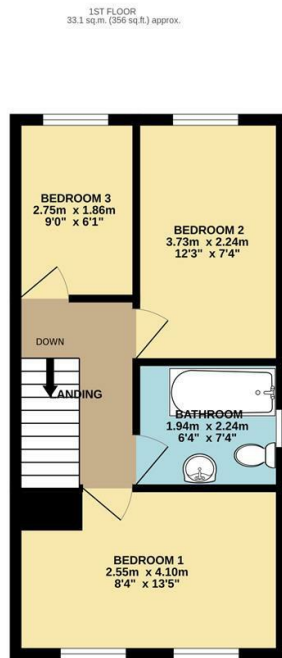
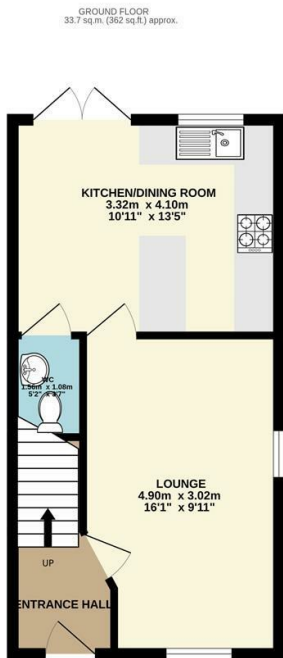
Bedroom 3 is a smaller room measuring 2.75 by 1.86 metres (9'0" by 6'1"), currently arranged as a nursery with soft yellow walls and light wood-effect flooring. It features a cot and comfortable chair, making it an ideal space for a child or as a compact home office.

Bathroom

6'4" x 7'4" (1.94m x 2.24m)

The bathroom is a modern and well-appointed room measuring 1.94 by 2.24 metres (6'4" by 7'4"), featuring a contemporary white suite with a bath and shower screen, a wash basin, and a close-coupled toilet. The space is finished with light tiling and a wood-effect floor, creating a fresh and clean environment with a window overlooking the rear garden.





TOTAL FLOOR AREA : 80.0 sq.m. (861 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Rear Garden

The property benefits from a private rear garden enclosed by wooden fencing, offering a generous lawned area that is perfect for outdoor activities and gardening. The garden extends behind the garage and provides a peaceful, secure space for relaxing or entertaining. With garden improvements made within the last year such as the gate and the planters.

Garage

157" x 9'1" (4.75m x 2.78m)

The garage is a detached building measuring 4.75 by 2.78 metres (157" by 9'1"), offering secure parking and additional storage space, accessible via a private driveway that runs alongside the property with shared access to this driveway.

GENERAL INFORMATION

EPC: B

Council Tax Band: B

Total Floor Area: 861 sq. ft. Approx

uPVC Double Glazing

Gas Central Heating

Single detached garage with up & over door, power & lighting included.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

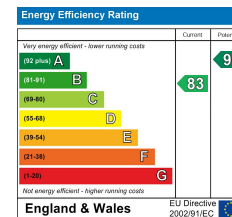
Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.



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