



Rosewood Avenue, Bolsover, Chesterfield, S44 6GL

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Offers In The Region Of  
£210,000

PINEWOOD



# Rosewood Avenue Bolsover Chesterfield S44 6GL



## Offers In The Region Of £210,000

**3 bedrooms  
1 bathroom  
1 reception**

- 3 spacious bedrooms
- Modern semi-detached house
  - Stunning Bathroom
  - 1 bright reception room
  - Modern Dining Kitchen
    - Ground Floor WC
    - Landscaped Garden
      - Ideal for families
        - Freehold
- Off Street Parking and Garage



Nestled on the charming Rosewood Avenue in Bolsover, Chesterfield, this delightful semi-detached house, built in 2022, offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The contemporary design of the house ensures that it is both stylish and functional, with a layout that maximises space and natural light. The bathroom is thoughtfully designed, catering to the needs of modern living.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The property is also well-connected to nearby transport links, ensuring easy access to Chesterfield and beyond.

This semi-detached house on Rosewood Avenue is not just a place to live; it is a place to create lasting memories. With its modern features and prime location, it presents a wonderful opportunity for anyone looking to settle in this vibrant area. Do not miss the chance to make this lovely house your new home.

#### Hallway

The hallway provides a welcoming entrance with a window that allows natural light to brighten the space. The stairs rise to the first floor, and there is enough room for a small console table and decorative plants, creating a pleasant first impression.

#### Living Room

15'3" x 10'0" (4.65m x 3.05m)

A bright and inviting living room featuring a large window that fills the space with natural light. The room is tastefully decorated, has a central heating radiator and laminate vinyl style flooring.

#### Kitchen/Diner

7'9" x 13'5" (2.37m x 4.10m)

This is the real heart of the home. A stylish kitchen with high-gloss door and drawer fronts, all topped with contrasting worktops and finished with brushed metal handles. There's a stainless steel sink and drainer, integrated gas hob with oven and extractor, and space for the all-important washing machine and fridge freezer. The dining area has plenty of room for a table and chairs, plus French doors leading straight out into the garden — a brilliant setup for entertaining.

#### WC

5'7" x 3'2" (1.70m x 0.97m)

A handy addition to the ground floor, fitted with a pedestal wash hand basin, low-flush WC, radiator and easy-clean vinyl flooring.

#### Landing

The first floor landing is a bright, open space with access to all three bedrooms and the bathroom. With space for a console table add style and functionality to the area, while a carpet adds warmth underfoot.

#### Family Bathroom

5'11" x 6'4" (1.81m x 1.93m)

A smartly finished bathroom with a full suite comprising bath with shower and glass screen, pedestal wash basin, low-flush WC and chrome towel radiator. Spotlights and modern flooring give it a crisp, contemporary feel.

#### Bedroom 1

16'9" x 9'3" (5.10m x 2.83m)

Positioned over the garage, the master bedroom enjoys both front and rear-facing PVC windows, filling the room with natural light. Finished with a neutral décor and fitted carpet, it's a generous space with room for wardrobes and furniture.

#### Bedroom 2

12'4" x 13'7" (3.77m x 4.14m)

Another double bedroom, this time to the front of the property. A dormer-style PVC window adds character, while a radiator and fitted carpet complete the space.

#### Bedroom 3

11'8" x 6'9" (3.55m x 2.05m)

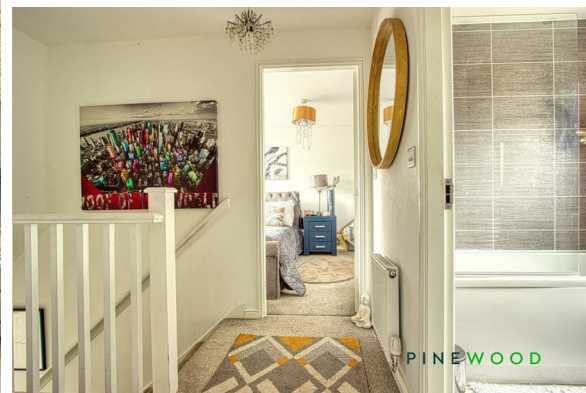
Currently used as a walk-in dressing room, this is a versatile space that would also work well as a single bedroom, nursery, or home office.

#### Front Exterior

The front exterior presents a modern brick-built home with a neat driveway leading to an integral garage. The house features a clean, welcoming entrance with a white front door and windows framed by contrasting brickwork details.

#### Rear Garden

Step outside and you'll find a well-designed rear garden. There's a smart sandstone patio perfect for a table and chairs, a lawn bordered by fencing, and even a garden cabin at the far end for extra storage or a little retreat. A seating spot at the bottom of the garden makes the most of the evening sun, and there's gated access and access through to the garage.



#### Garage

16'8" x 9'3" (5.10 x 2.83)

An attached garage with an up and over front door and a rear door that leads to the garden.

#### A reservation agreement maybe available

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.

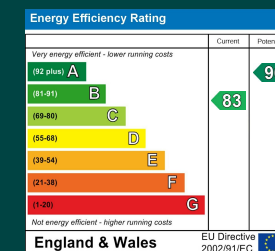
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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.

#### 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.



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