



Offers Over £220,000 Freehold

123 ST. LAWRENCE AVENUE | BOLSOVER | CHESTERFIELD | S44 6HS

**BuckleyBrown**  
ESTATE AGENTS

## BEAUTIFUL CORNER PLOT, STUNNING INTERIOR!...

This incredible three bedroomed semi detached home, enjoys what we believe to be an enviable corner position. This home is a true credit to the owners, who invested much time and effort, to create a stylish and impressive interior, which now provides modern day living at its finest.

Upon entry you are greeted by the the front porch, which leads nicely into the welcoming hallway. This in turn leads off into the living room, an area that offers plenty of space to relax and unwind. As you make your way further down the hall you will find the kitchen diner, which provides a perfect setting for entertaining guests. Positioned just off from the kitchen is a charming utility room, a downstairs w/c and further area for storage.

Heading upstairs, this home boasts three bedrooms, of which the master bedroom has plenty of space to add in your own furniture along with two other well-proportioned bedrooms, making this ideal for families. The bathroom has been done to a high standard and would make the perfect space to unwind after a long day.

Making your way outside, to the front of the property you will find a spacious driveway allowing ample off street parking for multiple vehicles. You will also find two good sized and well maintained lawn areas to the front and side of the home, making it a perfect place for all your gardening needs. Accompanying this impressive frontage is a single garage. To the rear, you will find an easy maintainable garden with artificial grass and decking area, perfect for those summer evenings with friends.

This property offers not only modern and spacious living, but an outdoor area that you must see to truly appreciate all that's on offer.

We love this home, and we are sure you will too! Call today to view.





### Hallway

With access into:

### Living Room

Spacious and bright reception room with a feature fireplace and front facing windows.

### Kitchen/Diner

Complete with shaker-style cabinetry, a luxurious farmhouse style sink, an integrated oven and an inset worktop hob. The kitchen has a dining area, along with a breakfast bar space at the end of the L shaped unit. Patio doors leading onto the rear garden, window to the rear elevation and a door to access the utility area.

### Utility Room

A handy area with further shaker-style cabinetry, a fitted worktop, farmhouse sink,

along with space and plumbing for your washing machine / tumble dryer and other essential appliances. Window to the front elevation.

### Downstairs Toilet

A convenient downstairs toilet with a rear elevation window.

### Landing

With leading access into:

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

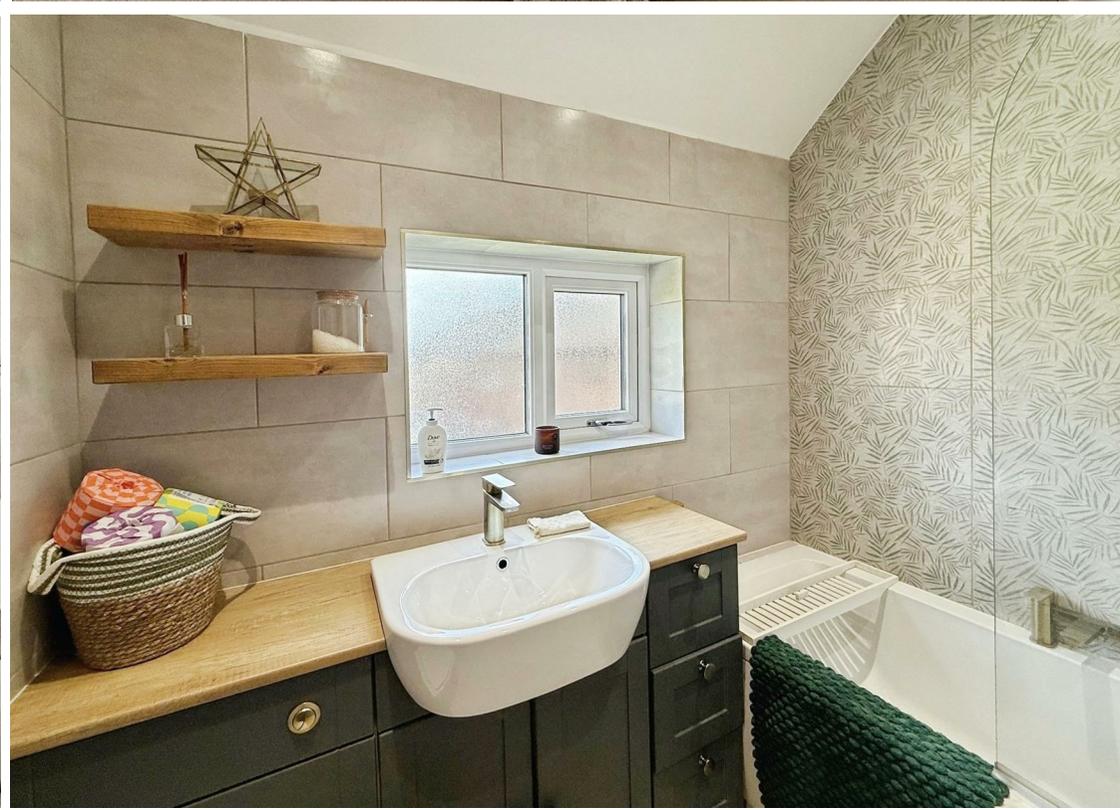
Carpeted flooring, central heating radiator and window to the front elevation

### Bathroom

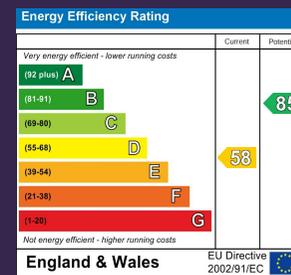
Complete with a three piece suite, comprising of a hand wash basin set within a vanity unit, low flush WC and a panelled bath with an overhead shower for added convenience.

### Outside

To the front of the front of the property there is a spacious driveway that provides ample off street parking, well maintained lawn areas to the front and side elevation along with a single garage. The rear garden is low maintenance with artificial lawn and a decked area.



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.



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