



£240,000 Freehold

54 CAVENDISH ROAD | BOLSOVER | CHESTERFIELD | S44 6HN

BuckleyBrown
ESTATE AGENTS

A WARM WELCOME AWAITS... Situated on Cavendish Road in Bolsover, this delightful three bedroom semi detached house offers an inviting atmosphere, spacious rooms and comfortable living. Sat within the heart of Bolsover, this home has great access to local amenities, schools and transport links. What's not to love?

Entering through the bright hallway, allowing access into the cosy reception room, a brilliant space to enjoy spending time with the family. Through to the rear of the home you will find a spacious kitchen/diner, complete with ample cabinetry, perfect for all your storage needs along with being the ideal setting to enjoy home cooked meals. The dining area makes for a great space when entertaining friends. You will find a handy utility room, perfect for busy family life along with a downstairs WC.

Heading upstairs, you'll be greeted by three spacious bedrooms, all with ample opportunity to create your own personalised haven to relax and unwind in after a long day. To complete this floor is a gorgeous, modern shower room.

Set on a generous corner plot, the property boasts a low maintenance rear garden, complete with patio and pebbled areas, perfect for busy families. A highlight to the home is the outdoor summer house, which can be used flexibly to suit your individual needs. Currently being used as a dog grooming salon but could offer a home office or further storage area. The home is complete with a garage and a driveway to the front, allowing for ample off street parking.

This home is a lovely place to create lasting memories, with its appealing features and prime location, it is sure to be the perfect choice for you! Do not miss the chance to make this charming property your own.

Call today to view!





Entrance Hallway

Allowing access into:

Reception Room 13'5" x 12'5"

A bright and spacious room complete with feature fireplace, central heating radiator and window to the front elevation.

Kitchen/Diner 20'0" x 10'0"

Complete with matching wall and base units along with complimentary worktop over. Inset sink and drainer, oven and hob, along with ample space for appliances. The dining area has generous space for your furniture. Patio doors allowing access onto the rear garden and window to the rear elevation.

Utility/Office 5'10" x 7'8"

A useful additional space ideal for housing

further appliances and providing extra storage, offering excellent versatility. Previously used as a small home office, it presents flexible potential to suit a variety of needs.

Downstairs WC 5'10" x 3'11"

Complete with high flush WC.

Bedroom One 10'11" x 12'5"

A bright room with window to the front elevation.

Bedroom Two 11'5" x 10'4"

A generous sized room with window to the rear elevation.

Bedroom Three 8'7" x 9'4"

Central heating radiator and window to the front elevation.

Shower Room 8'0" x 6'2"

Modern shower room complete with low flush WC vanity unit, allowing for further storage, hand wash basin and shower. Frosted window to the rear elevation.

Outside

Low maintenance rear garden with pebble and patio areas. The property benefits from a summer house, a garage, along with a driveway for off street parking.

Summer House 11'7" x 9'2"

The summer house is currently used as a dog grooming salon, but can be used flexibly to suit your families needs, such as a home office or further storage space.

Garage 9'9" x 16'8"





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. Specifically 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 | | 68 | 76 |
| (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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