28 Laburnum Close,
Bolsover, S44 6EU

OFFERS IN THE REGION OF

£220,000

WILKINS VARDY

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DETACHED FAMILY HOME - TWO DOUBLE BEDS - CONSERVATORY - DRIVEWAY PARKING

Occupying a cul-de-sac position and offered for sale with no upward chain is this delightful detached property which offers and impressive 1188 sq. ft. of accommodation, which includes two good sized reception rooms, a lovely conservatory which overlooks the south facing rear garden, and a kitchen/diner with integrated cooking appliances. There are also two good sized double bedrooms, one with fitted storage, a ground floor bathroom and separate WC and a first floor WC. Off street parking is also provided for two cars.

Situated within a cul-de-sac on a popular residential estate at the top of the hill in Bolsover, this property enjoys a level and well-positioned setting with effortless access to a comprehensive range of local amenities. Bolsover is a town renowned for its rich history and strong sense of community, and the home is ideally placed for local shops, schools, and convenient transport links

In summary, this detached house on Laburnum Close presents a wonderful opportunity for anyone seeking a comfortable and practical living space in a desirable location. Don't miss the chance to make this charming property your new home.

- Detached Family Home in Cul-de-Sac Position
- Two Good Sized Reception Rooms
- Kitchen/Diner with Integrated Cooking Appliances
- Brick/uPVC Double Glazed Conservatory
- Ground Floor Bathroom & Separate WC
- Two Good Sized Double Bedrooms
- First Floor WC
- Off Street Parking & Mature Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: 58

General
Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 111.7 sq.m./1203 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor
A uPVC double glazed side entrance door with glazed side panel opens into a ...

Entrance Hall
Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Separate WC
Fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.

Bathroom
Being part tiled and fitted with a white 2-piece suite comprising of a panelled bath with bath/shower mixer tap, and a pedestal wash hand basin.
Vinyl flooring.

Living Room
21'0 x 10'11 (6.40m x 3.33m)
A good sized front facing living room having an electric fire sat on a marble hearth and having stone display plinths to either side.

Kitchen/Diner
19'7 x 9'2 (5.97m x 2.79m)
Fitted with a range of base and drawer units with complementary work surfaces having a tiled splashback.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an eye level electric oven and a 4-ring gas hob with tiled splashback and stainless steel extractor hood over.
Space and plumbing is provided for a washing machine and a slimline dishwasher, and there is also space for a fridge/freezer.
Tiled floor and downlighting.
A door gives access into the conservatory and an opening leads through into the ...

Dining Room
12'2 x 8'9 (3.71m x 2.67m)
A good sized room, having a door giving access to the entrance hall, and uPVC double glazed French doors which open into the conservatory.

Brick/uPVC Double Glazed Conservatory
12'2 x 8'11 (3.71m x 2.72m)
Fitted with vinyl flooring and having French doors which overlook and open onto the rear of the property.

On the First Floor

Landing
Having three built-in storage cupboards, and the loft access hatch.

Bedroom One
14'5 x 12'1 (4.39m x 3.68m)
A good sized rear facing double bedroom having built-in wardrobes and also having eaves access.

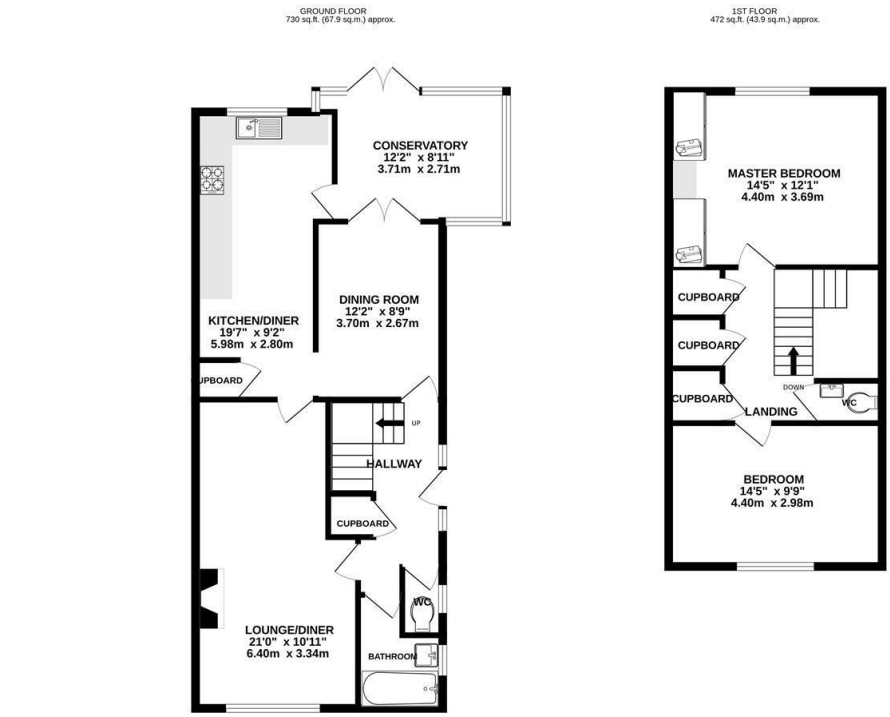
Bedroom Two
14'5 x 9'9 (4.39m x 2.97m)
A good sized front facing double bedroom, having eaves access.

Separate WC
Fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.

Outside
To the front of the property there is a lawned garden with a planted border and a tree.

A tarmac and paved driveway to the side of the property provides off street parking for two cars.

The mature, enclosed south facing rear garden is laid to lawn with beds and borders of plants and shrubs, and a paved patio. There is also a greenhouse.



TOTAL FLOOR AREA : 1203 sq.ft. (111.7 sq.m.) 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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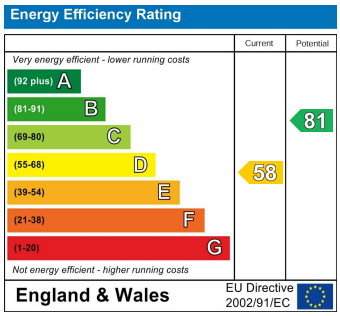

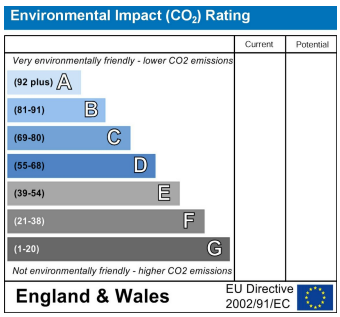

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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

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