



88 St. Lawrence Avenue,
Bolsover, S44 6HT

OFFERS IN THE REGION OF

£240,000

W
WILKINS VARDY

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SUPERB EXTENDED FAMILY HOME - STYLISH ACCOMMODATION - GENEROUS SOUTH FACING PLOT

Welcome to St. Lawrence Avenue, Bolsover - a popular address that could be the perfect setting for your new home! This delightful semi detached house boasts two reception rooms, a contemporary open plan kitchen/diner, three double bedrooms, and a modern family bathroom, offering ample space for comfortable living.

With a generous 1,179 sq ft of living area, this property provides a cosy yet spacious environment for you and your family to enjoy. The two reception rooms offer versatility, whilst the three bedrooms provide ample accommodation for a growing family. One of the standout features of this property is the parking provision - with space for up to three vehicles and a larger than average garage, parking will never be an issue for you or your visitors. This is a rare find in many properties and adds a great deal of convenience to your daily life.

Overall, this property on St. Lawrence Avenue presents a wonderful opportunity to create a warm and inviting home in a lovely neighbourhood. Don't miss out on the chance to make this house your own and enjoy the benefits of comfortable living in a fantastic location.

- Superb Extended Semi Detached House on Generous Plot
- Bay Windowed Living Room with Multi-Fuel Stove
- Contemporary 'L' Shaped Open Plan Kitchen/Diner
- Garden Room with Bi-Fold Doors
- Separate Utility Room with Study off
- Three Good Sized Double Bedrooms
- Ground Floor Cloaks/WC & Modern Family Bathroom
- Larger than Average Garage & Ample Car/Caravan Standing Space
- Enclosed South Facing Rear Garden with Useful Workshop
- EPC Rating: B

General

Gas central heating (Worcester Greenstar Combi Boiler)

uPVC sealed unit double glazed windows and doors

Photovoltaic solar panels - (Leased)

Gross internal floor area - 109.5 sq.m./1179 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Fitted with Elka LVT flooring and having downlighting. A staircase rises to the First Floor accommodation.

Living Room

12'7 x 11'7 (3.84m x 3.53m)

A good sized reception room having a bay window overlooking the rear garden.

This room also has a feature fireplace with a multi-fuel stove sat on a tiled hearth.

'L' Shaped Open Plan Kitchen/Diner

17'11 x 11'3 (5.46m x 3.43m)

Fitted with a range of modern wall, drawer and base units with plinth lighting and complementary work surfaces over with tiled splashbacks. Inset 1½ bowl single drainer Franke sink with filtered water mixer tap. Integrated appliances to include a fridge, dishwasher, electric oven and 5-ring gas hob with glass splashback and angled extractor over.

Elka LVT flooring and downlighting.

A door gives access into a second entrance hall and French doors open into the ...

Garden Room

11'6 x 8'6 (3.51m x 2.59m)

A good sized triple aspect room fitted with Elka LVT flooring and having a vaulted ceiling with two Velux wooden framed skylights.

Bi-fold doors overlook and open onto the rear garden.

Second Entrance Hall

Having a composite door which opens onto the front of the property. Doors from here give access to a utility room and a cloaks/WC.

Utility Room

8'4 x 6'8 (2.54m x 2.03m)

Having a fitted worktop with upstands.

Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer and a freezer.

Elka LVT flooring.

An opening leads through into a ...

Study

7'1 x 6'8 (2.16m x 2.03m)

Cloaks/WC

Fitted with LVT flooring and having a white 2-piece suite comprising of a low flush WC and a corner wash hand basin.

On the First Floor

Landing

Master Bedroom

15'10 x 10'2 (4.83m x 3.10m)

A spacious dual aspect double bedroom having fitted wardrobes.

Bedroom Two

12'4 x 11'0 (3.76m x 3.35m)

A good sized rear facing double bedroom., having built-in wardrobes with sliding glass doors.

Bedroom Three

12'2 x 10'10 (3.71m x 3.30m)

A good sized rear facing double bedroom.

Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a panelled 'P' shaped bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

Chrome heated towel rail.

LVT flooring.

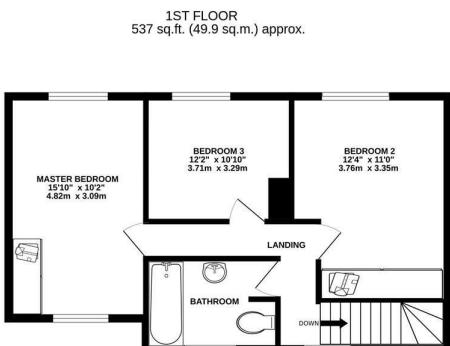
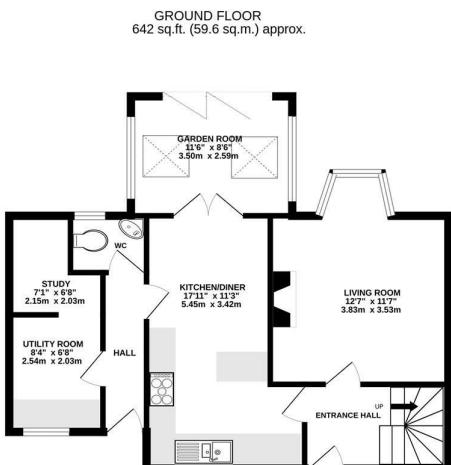
Outside

There is a low maintenance pebbled frontage with beech hedging and pebble driveway providing ample off street parking/caravan standing. The driveway having an EV charging point and leads to the larger than average Detached Brick Built Garage having an electric door, light and power.

A gate gives access to the enclosed south facing rear garden which comprises of a deck seating area and a hardstanding area. Steps lead up to a lawn with two raised vegetable beds at the rear, and a useful concrete sectional Workshop/Store.

To the rear of the garage there is a wood store and a small deck seating area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

TOTAL FLOOR AREA: 1179 sq.ft. (109.5 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 and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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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, multi-fuel stove, 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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