



155 Rosewood Avenue,
Bolsover, S44 6GL

£175,000

W
WILKINS VARDY

£175,000

IMMACULATE TWO BED SEMI BUILT IN 2025 - 'READY TO MOVE INTO' - NO UPWARD CHAIN

Immaculately presented throughout and offering 'ready to move-into' accommodation, this attractive semi detached home, built in 2025 benefits from the remaining term of a 10 year new build guarantee, and combines contemporary style with practical family living. The well appointed accommodation briefly comprises a cloakroom/WC, a generous living room, and a stylish h-gloss fitted kitchen featuring integrated cooking appliances. To the first floor are two well proportioned double bedrooms and a modern family bathroom. Externally, the property enjoys lawned gardens to both the front and rear, together with driveway parking and a single garage.

Located just a short distance from the shops and amenities in the centre of Bolsover, as well as Bolsover Castle, the property is also well placed for accessing commuter links towards Chesterfield, Mansfield and the M1 Motorway J29A.

An ideal purchase for first time buyers, young professionals or those seeking a low maintenance modern home.

- 'READY TO MOVE INTO' SEMI DETACHED HOUSE BUILT IN 2025
- IMMACULATELY PRESENTED ACCOMMODATION
- CLOAKS/WC
- GENEROUS SIZED LIVING ROOM
- CONTEMPORARY FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- SINGLE GARAGE & DRIVEWAY PARKING
- LAWNED GARDENS TO THE FRONT AND REAR
- EPC RATING: B

General

Gas central heating
uPVC sealed unit double glazed windows and composite doors
Gross internal floor area - 73.1 sq.m./787 sq.ft. (including Garage)
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Porch

Cloaks/WC

Fitted with a modern white 2-piece suite comprising a pedestal hand wash basin and a low flush WC.

Living Room

16'8 x 12'3 (5.08m x 3.73m)

A generous front facing reception room with staircase rising to the First Floor accommodation.

Kitchen

12'3 x 11'1 (3.73m x 3.38m)

Fitted with a modern range of light grey hi-gloss wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with pull out hose spray mixer tap. Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel splashback and extractor over.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
A door gives access to a useful built-in under stair storage cupboard.
Laminate flooring.
A composite door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'3 x 10'7 (3.73m x 3.23m)

A good sized front facing double bedroom, spanning the full width of the property.

Bedroom Two

12'3 x 7'8 (3.73m x 2.34m)

A good sized rear facing double bedroom spanning the full width of the property.

Bathroom

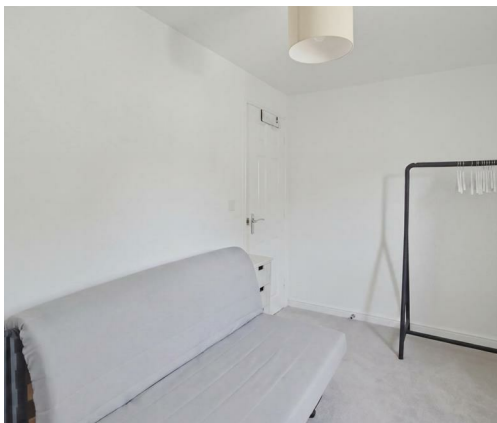
6'8 x 6'1 (2.03m x 1.85m)

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

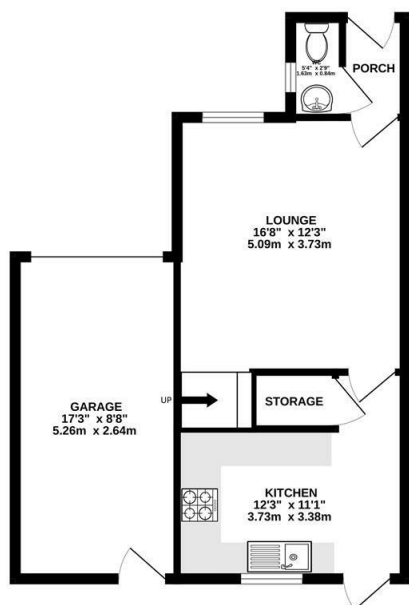
Outside

To the front of the property there is a lawned garden with tree, together with a small shrub bed and three steps leading up to the front entrance door. Adjacent, there is a tarmac drive providing off street parking, leading to a Single Garage having an 'up and over' door and rear personnel door.

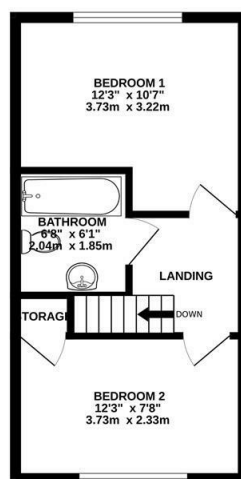
To the rear of the property there is an enclosed east facing garden comprising a paved patio, decorative pebble bed and a tiered lawn.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		83
(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 (CO₂) 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	

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RICS

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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, 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.

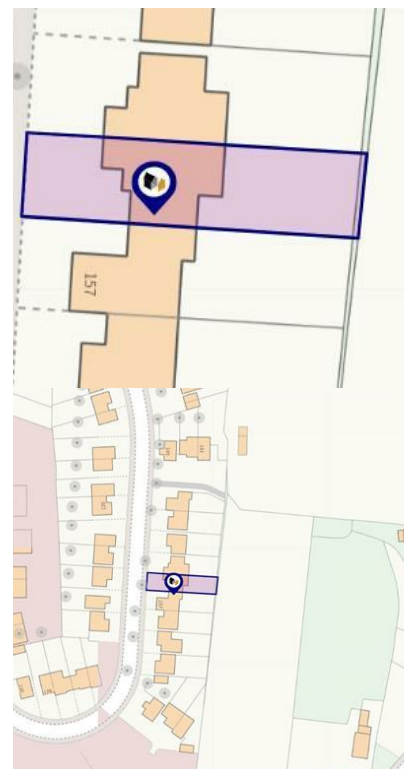
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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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