



£350,000

Wharf Road, Pinxton NG16 6LG

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES • LETTINGS • HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- A Beautifully Appointed And Extended Cottage
- Versatile And Flexible Accommodation
- Hallway, Cloakroom/Shower Room And Utility Room
- Living Room And Separate Sitting Room
- Living /Dining Area Opening To The Kitchen
- Three Double Bedrooms & Family Bathroom
- Detached Two Bedroom Annex
- Extensive Plot With Cottage garden

## Property Description

Derbyshire Properties are delighted to offer to the market this extended three bedroom semi detached property with accompanying Two bedroom Annex. Situated on an impressive plot with parking, an early internal inspection must be undertaken to appreciate its size, character and charm.

## Main Particulars

Conveniently positioned for easy access to the A38 and M1, is this extended semi detached 'Chocolate box' cottage and additional annexe. Situated on an impressive plot, the cottage itself comprises of three bedrooms, extended dining kitchen, two lounge/living areas, family bathroom, downstairs shower room and utility room offering a versatile range of living space. Perfect for those with extended families, the annex hosts two bedrooms, a shower room and lounge space of its own. With off street parking for multiple vehicles, extensive landscaped garden and additional allotment this property makes a wonderful family home.

### Entrance Hallway

Having a double glazed entrance door, a feature slate effect tiled hallway, a central heating radiator and stairs lead off to the first floor. An under stairs cupboard provides excellent storage space

### Lounge

13'11 x 11'11 (4.26m x 3.64m) Having a feature wooden fireplace housing a multi fuel cast-iron stove. There is a wood grain effect floor, a central heating radiator and a UPVC double glazed window to the front,

### Sitting Room

13'11 x 10'10 (4.26m x 3.32m) Having a feature fireplace with brick hearth housing an electric stove. There is a central heating radiator and two UPVC double glazed windows to the front and side.

### Living/Dining Area/Kitchen

27'9 x 11'8 (8.47m x 3.57m)(Maximum measurements) Having a range of fitted Hand built, cream, painted base cupboards, drawers and eye level units with a wooden surface over incorporating a farmhouse style sink with mixer tap. There is tiling to splash back areas, a feature slate effect tiled floor, a modern vertical radiator, a UPVC double glazed window to the rear and UPVC double glazed French doors provide access to the garden. there is having inset spotlighting to the ceiling

### Kitchen Area

10'10 x 9'11 (3.32m x 3.03m) Having an exposed feature brick chimney breast with inset range cooker which has electric double oven, grill and gas hob with extractor fan over and light. The kitchen is fitted with a range of base cupboards and eye level units with a wooden work surface over, tiled splash back areas, open shelving, a feature horizontal modern radiator and space for a fridge/ freezer. The slate effect tiled flooring continues from the kitchen/dining area.

### Downstairs Shower Room

8'2 x 4'11 (2.50m x 1.52m) Appointed with a three-piece modern suite comprising a double shower cubicle with mains fed shower ,glass shower screen and full feature tiling, a vanity wash hand basin with useful cupboards and drawers beneath and an inset low flush WC. Having tiling to the splash back, a tiled floor and modern heated

towel rail. Inset spotlighting and a double glazed window to the side

#### Utility Room

6'5 x 5'0 (1.97m x 1.53m) Having a wooden worktop with space and plumbing for a washing machine and tumble dryer beneath and a range of shelving. There is a built-in cupboard housing the boiler and a sliding door leads to the shower room.

#### First Floor

##### Landing

Providing access to all bedrooms and the family bathroom. Having a wall mounted radiator

##### Bedroom One

14'0 x 13'4 (4.27m x 4.09m) With original feature fireplace, wall mounted radiator, double glazed window to the front elevation, carpeted flooring and single light fixture.

##### Bedroom Two

14'0 x 10'8 (4.28m x 3.26m) Offering a fitted wardrobe with mirrored sliding doors and additional storage space above the stairs. There is a double glazed window to the front elevation, a wall mounted radiator beneath, single light fixture and carpeted flooring.

##### Bedroom Three

11'0 x 10'0 (3.36m x 3.06m) With double glazed window to the rear elevation overlooking the garden. There is a wall mounted radiator, carpeted flooring and a single light fixture.

##### Bathroom

8'4 x 4'11 (2.54m x 1.51m) Appointed with a three piece white suite comprising a bath, vanity unit with sink over and a low flush WC. There is feature state tiling to the splash back areas, a modern heated towel rail and a double glazed window.

#### Annexe

##### Entrance Hall

3.93m x 0.95m (12' 11" x 3' 1") Accessed via UPVC double glazed door from the rear garden, this entrance hall with wall mounted radiator, additional double glazed window unit and spotlight lighting provides passage to Bedroom One, Lounge Area and three piece shower room suite.

##### Bedroom One

3.94m x 3.09m (12' 11" x 10' 2") Accessed via the entrance hall, bedroom one is situated on the ground floor of the annexe. With Double glazed window unit overlooking the landscaped garden, wall mounted radiator and single light fixture. A walk in closet can be accessed via bedroom one.

##### Walk-in Closet

2.24m x 1.08m (7' 4" x 3' 7") Accessed via Bedroom One, this walk in closet space fitted with shelves and single light fixture also provides passage to the loft area where you can find additional storage.

### Living Room

4.61m x 2.42m (15' 1" x 7' 11") With exposed brick mock fireplace, wooden flooring, a series of built in wooden shelves, single light fixture and double glazed window units to the rear and side elevation, the Living Room provides access to Bedroom Two via staircase to the rear elevation

### Bathroom

2.78m x 1.49m (9' 1" x 4' 11") A three piece suite comprising of Double walk in shower, double wash basin and single toilet unit. This bathroom also comes equipped with tiled walls and flooring, wall mounted heated towel rail, electric shaving point, extractor fan and spotlight lighting.

### Bedroom Two

4.60m x 2.63m (15' 1" x 8' 8") Hosting a range of newly implemented fitted wardrobe units Bedroom Two can be found to the first floor of the annexe and is accessed via the stairs in the Living Room. Also coming equipped with a wall mounted radiator, spotlight lighting, carpeted flooring and double glazed window unit to the side elevation.

### Outside

Nicely set back from the road behind a brick wall there is a lawned front garden which is well stocked to the borders with a variety of shrubs and flowering plants. A block paved pathway runs to the front door. A gravelled driveway to the side of the house provides generous off road parking and a wrought iron gate provides access to the rear.

To the rear is an extensive gravelled courtyard which provides access to the detached annex. Steps lead to delightful cottage style garden comprising an extensive lawn, allotment garden with picket fence to the surround, a range of outbuildings providing excellent storage space and central path. There is a wooden Pergola attached to the annex. Outside light and tap.

### Council Tax

We understand that the property currently falls within council tax band B, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAINFALL RESOURCES =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)