



£208,000

The Acres, Lower Pilsley S45 8AT

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Modern and Spacious Property In Semi-Rural Location
- Ground Floor Cloakroom, Dining Kitchen & Lounge
- Master Bedroom, Dressing Room & En suite
- Two further Double bedrooms and Bathroom
- Ample Off Road Parking & Private Rear Garden
- Viewing Absolutely Essential

Property Description

Beautifully presented modern end town house situated in a semi-rural location. Three Bedrooms, en suite and dressing room. Viewing is highly recommended, contact Derbyshire Properties to arrange.

Main Particulars

Derbyshire Properties are delighted to offer to the market this beautifully presented modern family home situated in a small cul-de-sac location in lower Pilsley. The property offers spacious accommodation throughout which briefly comprises; Entrance Hallway, ground floor Cloakroom, Lounge and Dining Kitchen. On the first floor there are two double Bedrooms and Bathroom and a staircase leads to the Master Bedroom which is bright and spacious and has the benefit of a Dressing Room/Study and generous En-suite Shower Room. Outside; the property has ample off road parking and a delightful enclosed garden with large brick outbuilding.

Ground Floor

Entrance Hallway

The property is approached via a modern front entrance door leading into the Hallway, having stairs to the first floor accommodation. Central heating radiator.

Cloakroom/w.c.

Fitted with a modern two piece suite comprising low flush w.c. and wash hand basin. uPVC double glazed window to the front elevation. Central heating radiator.

Dining Kitchen

15'1 X 7'8 (4.62m x 2.35m) Nicely appointed with an extensive range of modern wall and base units with complimentary work surfaces over incorporating a one and a half bowl sink and drainer. There is plumbing for an automatic washing machine and space for fridge/freezer. Built in electric oven with hob and extractor hood over. There is a uPVC double glazed window to the front elevation. Central heating radiator.

Lounge

13'1 x 14'9 (4.01m x 4.51m) A bright and spacious Lounge having patio doors to the rear garden. Feature fireplace with inset electric coal effect fire, television point and central heating radiator.

First Floor

Landing

Having stairs to the second floor accommodation, central heating radiator and uPVC double glazed window to the front elevation.

Bedroom 2

12'1 x 14'8 (3.70m x 4.48m) Having a Juliet style balcony overlooking the rear garden. Central heating radiator and television point.

Bedroom 3

9'4 x 14'9 (2.86m x 4.50m) With two uPVC double glazed window to the front elevation. Central heating radiator.

Bathroom

Fitted with a modern white three piece suite comprising; panelled bath with shower over, low flush w.c. and pedestal wash hand basin. Inset spotlights to the ceiling and ladder style radiator. Extractor fan and uPVC double glazed window to the side elevation.

Second Floor

Master Bedroom

13'0 x 14'9 (3.97m x 4.50m) A beautiful and spacious room having a uPVC double glazed window to the rear elevation, central heating radiator and television point.

Dressing Room/Study

7'2 x 5'9 (2.19m x 1.76m) A useful area separate from the main bedroom.

En Suite

Fitted with a modern white three piece suite comprising; double shower enclosure, low flush w.c. and wash hand basin. There are velux style windows to the front elevation, ladder style radiator and extractor fan.

Outside

Front Garden

To the front of the property there is ample off road parking and a pathway extends along the side elevation providing access to the rear garden.

Rear Garden

To the rear of the property is a delightful enclosed garden area being mainly laid to lawn with mature borders and a large brick built shed ideal for storage purposes.

Council Tax

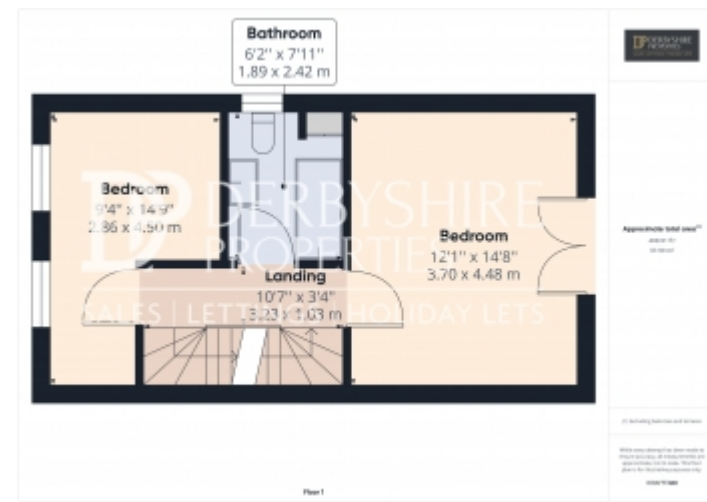
We understand that the property currently falls within council tax band B, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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