

Victoria Road, Pinxton, Nottinghamshire.

£279,950 Freehold

REDUCED



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Conveniently positioned for easy access to the A38 and M1 is this Detached period property located within the heart of Pinxton and close to all local amenities.

The well proportioned accommodation comprises: Entrance Hall, Sitting Room, Living Room with cast iron Log Burner. A fitted Breakfast Kitchen, Utility Room, Ground Floor Shower Room/WC and a rear porch. To the first floor are three Bedrooms and a Family bathroom.

The house benefits from Gas Central Heating and UPVc Double Glazing throughout.

To the side of the house a driveway provides off road parking for several vehicles and there is a delightful, low maintenance rear garden and patio.

A rear feature is a Brick Built Outbuilding (18'1" x 15'9") with light, power and UPVc double glazing which would make an excellent Home Office/Hobby Room/Playroom/Gym. There are additional outbuildings for storage.

An internal inspection is recommended to appreciate decor and presentation.

FEATURES

- A Detached Period Property
- Lounge And Sitting Room
- Breakfast Kitchen And Utility Room
- Modern Ground Floor Shower Room
- Three Bedrooms And family Bathroom
- Character And Charm Throughout
- Driveway For Several Vehicles
- Detached Outbuilding To Rear (Ideal Home Office)
- Delightful Enclosed Garden And Patio Area
- Ideally Positioned For Access To A38 and M1



ROOM DESCRIPTIONS

Entrance Hallway

Having a UPVC double glazed entrance door with leaded glass insert and stairs lead off to the first floor

Living Room

12'9 x 11'9 (3.91m x 3.60m)

Having a feature open chimney breast with brick insert and surround and a Stone hearth housing a log burning stove. There's a wood grain effect laminate floor, a central heating radiator, a range of shelving to the alcoves and a UPVC double glazed window to the front

Inner Lobby

Having doors off

Breakfast Kitchen

13'1 x 10'1 (4.00m x 3.07m)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with complimentary work surface over incorporating a sink/drainage unit with mixer tap over. Integrated appliances include an electric double oven, hob and extractor fan. There is space for a Fridge/freezer, a tiled floor, a central heating radiator and UPVC double glazed windows to the rear and side elevation.

Utility Room

7'10 x 6'0 (2.39m x 1.84m)

Having twin base cupboards with a work surface over, a wall mounted shelf, plumbing for an automatic washing machine and dishwasher and a wall mounted Worcester boiler (serving domestic hot water and central heating system). There is a central heating radiator and Tile effect floor.

Shower Room

10'10 x 5'0 (3.32m x 1.52m)

Appointed with a modern suite comprising a walk-in shower cubicle with mains fed shower over, sliding glass shower doors and splash back boarding. There is a pedestal wash hand basin and a low flush WC, Aqua board walls, wall mounted bathroom cabinet and a vertical modern radiator. Having inset spotlighting to the ceiling, a tile effect floor and a UPVC double glazed window to the side.

Sitting Room

12'9 x 11'9 (3.90m x 3.59m)

Having a wood grain effect laminate floor, UPVC double glazed windows to side and front and a central heating radiator.

Rear Porch

Having a wood grain effect floor and UPVC double glazed windows with a door providing access to the rear garden

First Floor

Landing

Having access to all Bedrooms and the Bathroom

Bedroom One

12'10 x 11'9 (3.94m x 3.59m)

With a central heating radiator, a UPVC double glazed window to the front elevation and an over stairs cupboard providing excellent storage space

Bedroom Two

12'9 x 11'9 (3.91m x 3.60m)

Having a central heating radiator and a UPVC double glazed window to the front elevation

Bedroom Three

10'0 x 6'1 (3.06m x 1.86m)

With a central heating radiator and a UPVC double glazed window to the rear elevation

Bathroom

9'10 x 6'8 (3.02m x 2.03m)

Appointed with a modern white suite comprising a 'P' shaped bath with mains fed shower over and glass shower screen with Aqua boarding to splash back areas, a Vanity wash hand basin with useful cupboards beneath and a low flush WC. There is Aqua boarding to the walls, a wall mounted bathroom cabinet with inset Mirror, inset spotlighting to ceiling, a UPVC double glazed window and a wall mounted heated towel rail.

Outside

The house is set nicely back from the road behind a brick built wall with cast-iron railings and gate providing access to the front door. There is a small fore garden. A drive runs the side of the house providing off-road parking and leading to double gates which provide access to the rear garden and an extensive paved area which provides off road parking for further vehicles.

This leads to a substantial brick built outbuilding (18' 1" x 15'9") which would make an excellent home office/gym/hobby room and has a UPVC double glazed window to the front with UPVC double glazed French doors, providing access. There is light and power. In addition, there are two further brick built outbuildings which provides excellent storage space.

There is a lawned garden with raised brick wall to the surround and a patio area.

Council Tax

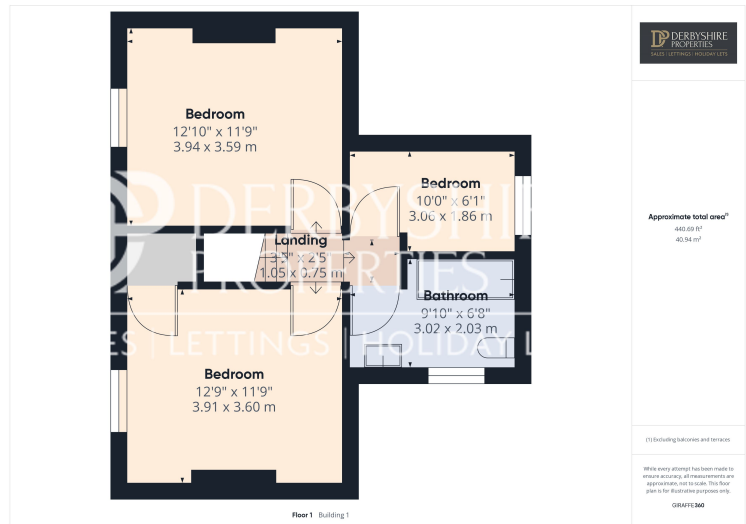
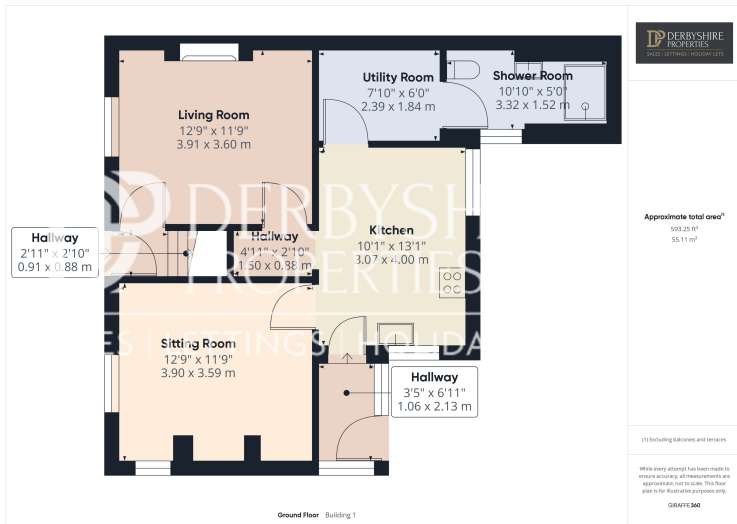
We understand that the property currently falls within council tax band B, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	