

Woodfield Road, Pinxton, Nottinghamshire.

£189,950 Freehold

REDUCED



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

DERBYSHIRE  
PROPERTIES

## PROPERTY DESCRIPTION

Derbyshire Properties offer 'For Sale' this three bedroom semi detached property in Pinxton. Offered with no upward chain, the property requires some degree of modernisation. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Dining Room, Lounge, Kitchen, Pantry, Rear Hallway and Utility Area to the ground floor whilst hosting three Bedrooms, two of which are double Bedrooms and the Family Bathroom.

Externally, the property boasts a sizeable frontage made up of gravelled driveway fit to house multiple vehicles and lawned areas all of which surround by a mixture of stone walls and shrubbery. To the rear of the property, there is a patio area ideal for entertaining and additional gravelled area surrounded by planters all of which bordered by timber fencing.

## FEATURES

- Semi Detached Property with No Upward Chain
- Off Street Parking
- Rear enclosed garden
- In need of modernisation
- Spacious Accommodation Throughout
- Easy access to A38 and M1
- Ideal for first time buyers



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC double glazed door with obscured glass, hosting stairs to the first floor, wall mounted radiator and doorways to Dining Room and Lounge.

### Lounge

14' 0" x 12' 3" (4.27m x 3.73m) With brick built feature fireplace, double glazed window to rear elevation, UPVC double glazed door accessing the rear patio, wall mounted radiator and carpeted flooring. Access to Kitchen and Entrance Hall.

### Dining Room

12' 3" x 9' 1" (3.73m x 2.77m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Kitchen

Fitted with a range of base cupboards, the Kitchen has additional sizeable pantry fitted with shelved storage. Two double glazed windows to the front elevation, wall mounted radiator and laminate flooring all feature. Wrapped work top space includes stainless steel one and a half bowl sink and stainless steel tiled splashback. Space for free standing cooker and plumbing for washing machine sit beneath unit.

### Rear Hallway

Accessed via UPVC double glazed door with obscured panels, this tiled space provides access to the Kitchen and Utility Area. Utility area comes equipped with shelving and wall mounted radiator.

### First Floor

### Landing

Providing access to all three Bedrooms and the Family Bathroom, the carpeted landing has double glazed window to the front elevation and provides access to loft hatch.

### Bedroom One

12' 8" x 10' 11" (3.86m x 3.33m) With double glazed window to the rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe space providing built in storage.

### Bedroom Two

12' 5" x 10' 6" (3.78m x 3.20m) With double glazed window to the rear elevation, wall mounted radiator and carpeted flooring. Built in storage.

### Bedroom Three

9' 5" x 7' 3" (2.87m x 2.21m) With double glazed window to the front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

7' 10" x 5' 0" (2.39m x 1.52m) A three piece suite including; Bath with overhead shower fixture, pedestal handwash basin and toilet. Double glazed obscured window to side elevation, wall mounted radiator, tiled floors and walls. Airing cupboard for additional storage.

### Outside

Externally, the property boasts a sizeable frontage made up of gravelled driveway fit to house multiple vehicles and lawned areas all of which surround by a mixture of stone walls and shrubbery. To the rear of the property, there is a patio area ideal for entertaining and additional gravelled area surrounded by planters all of which bordered by timber fencing. To the side elevation there is additional storage space behind UPVC door.

### Council Tax

We understand that the property currently falls within council tax band A, 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

