

Hilltop Road, Pinxton.

£240,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

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## PROPERTY DESCRIPTION

Derbyshire Properties offer 'For Sale' this three bedroom detached bungalow on much sought after residential estate in Pinxton. Offered with no upward chain, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Breakfast Kitchen, Rear Hallway, Bathroom and three Bedrooms alongside integral Garage. Externally, the property benefits from sizeable plot with mature and well maintained front and rear gardens as well as off street parking for multiple vehicles.

## FEATURES

- Walking distance to local amenities
- Perfect for access to A38 and M1
- Sought After Location
- Off Street Parking for Several vehicles
- No Upward Chain
- Integral Garage
- Private Rear Garden



## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via composite door to front elevation with wood effect flooring, wall mounted radiator and double glazed obscured window to side elevation providing natural light.

### Lounge

15' 3" x 10' 8" (4.65m x 3.25m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. The centre piece of the room is feature fireplace set on raised hearth in decorative wooden surround.

### Kitchen

11' 4" x 10' 0" (3.45m x 3.05m) Featuring range of base cupboards and eye level units with complimentary worktops and stainless steel inset sink. The fridge freezer is integrated whilst there is space for freestanding cooker which benefits from overhead extractor hood. Tiled flooring runs throughout whilst wall mounted radiator and double glazed windows to front and side elevation complete the space.

### Bathroom

6' 10" x 6' 8" (2.08m x 2.03m) A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Tiled flooring runs throughout whilst wall mounted radiator, fitted airing cupboard and double glazed obscured window to side elevation completes the space.

### Bedroom One

10' 0" x 9' 9" (3.05m x 2.97m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

9' 7" x 7' 4" (2.92m x 2.24m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Outside

Externally, the property benefits from sizeable plot with mature and well maintained front and rear gardens as well as off street parking for multiple vehicles.

### Council Tax

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

