

30 Platt Street, Pinxton, Nottingham, Derbyshire. NG16 6NX

£250,000

SOLD STC



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom detached home in Pinxton. Benefitting from full renovation whilst boasting impressive rear garden, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge, Kitchen, Dining/Living Space, Bathroom and Utility to the ground floor with three Bedrooms and further En Suite toilet to the first floor.

Externally, the property boasts off street parking for numerous vehicles to the front elevation with attached Garage accessed via electric composite roller door. The stunning rear garden features an array of relaxing and entertaining areas with ample lawn space perfect for those with pets and young children. Raised decked space forms the perfect hosting area whilst the bottom of the garden allows for further storage space. Shrubbery and planters border the garden whilst the entire space is enclosed by timber fencing.

## FEATURES

- Family Home
- Impressive rear garden
- Off Street Parking for Several vehicles
- Garage & Driveway Parking
- Renovated Throughout
- Perfect for access to A38 and M1
- Great First Time Buy
- Walking distance to local amenities



## ROOM DESCRIPTIONS

### Entrance Hall

### Living Room

12' 3" x 7' 1" (3.73m x 2.16m) With double glazed bay window to front elevation, wall mounted radiator and wood effect flooring throughout. Integrated storage space is built into the wall and provides extra storage capacity.

### Kitchen

10' 7" x 8' 4" (3.23m x 2.54m) Featuring a range of base cupboards and eye level units with complimentary worktops that integrate a range of appliances including; Electric oven, electric hob with accompanying extractor hood, fitted fridge/freezer, fitted dishwasher and inset one and a half bowl sink. Tiled splashback covers the workspace whilst wood effect flooring, wall mounted radiator and open doorway to Dining/Living Area completes the space.

### Bathroom

8' 1" x 7' 0" (2.46m x 2.13m) A tiled three piece suite comprising; Double walk-in shower, vanity handwash basin and low level WC. Wooden flooring runs throughout whilst double ceiling fitted extractor fan, mini wall mounted radiator and double glazed obscured window to side elevation completes the space.

### Dining/Living Area

16' 5" x 8' 5" (5.00m x 2.57m) Versatile area with double glazed French doors opening on to rear enclosed garden. Wall mounted radiator and wood effect flooring both feature whilst open doorway leads to Utility Room.

### Utility Room

14' 2" x 4' 7" (4.32m x 1.40m) Sizeable Utility Room hosting worktop space of its own featuring inset sink and under counter plumbing/power for washing machine and tumble dryer. Wall mounted radiator and double glazed window to rear elevation complete the space.

### First Floor

### Landing

### Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m) Hosting a range of full length fitted wardrobe units with mirrored sliding doors. Decorative panelling to the walls, wall mounted radiator and carpeted flooring all feature whilst double glazed window to front elevation completes the space. Access to WC.

### WC

### Bedroom Two

10' 9" x 9' 2" (3.28m x 2.79m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

7' 6" x 7' 5" (2.29m x 2.26m) With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

### Outside

Externally, the property boasts off street parking for numerous vehicles to the front elevation with attached Garage accessed via electric composite roller door. The stunning rear garden features an array of relaxing and entertaining areas with ample lawn space perfect for those with pets and young children. Raised decked space forms the perfect hosting area whilst the bottom of the garden allows for further storage space. Shrubbery and planters border the garden whilst the entire space is enclosed by timber fencing.

### Council Tax

We understand that the property currently falls within council tax band c, with Amber 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







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