

Burmese Road, Pinxton.

£215,000 Freehold

REDUCED



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —

## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For sale' this impressive three bedroom semi detached home on popular modern development in Pinxton. We recommend an early internal inspection to avoid disappointment.

Situated in a popular and convenient location, the accommodation comprises of entrance hallway, downstairs W.C., lounge and breakfast kitchen to the ground floor. To the first floor, there are three bedrooms and a family bathroom.

Externally, there is a side driveway providing off-road parking and in turn leading to a single garage. To the rear, the garden is mainly laid to lawn with fencing to the boundaries.

## FEATURES

- Modern Development
- Three Bedrooms
- Driveway and Garage
- Lounge and Breakfast Kitchen
- Built in 2024
- Viewing Highly Recommended
- Semi Detached House



## ROOM DESCRIPTIONS

### Entrance Hallway

Front door to the entrance hallway. Radiator.

### Downstairs W.C.

Low level W.C. Pedestal wash hand basin. Radiator. Upvc double glazed window to the side.

### Lounge

14' 8" x 14' 7" (4.47m x 4.45m) Upvc double glazed window to the front. Radiator. Storage cupboard. Stairs to the first floor.

### Breakfast Kitchen

14' 6" x 9' 4" (4.42m x 2.84m) Fitted with an attractive range of base and eye level units. Work surfaces and splash backs. Oven, hob and extractor fan. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for fridge freezer. Upvc double glazed French doors to the rear garden. Upvc double glazed window to the rear.

### Landing

Radiator.

### Bedroom One

13' 1" x 8' 1" (3.99m x 2.46m) Upvc double glazed window to the front. Radiator.

### Bedroom Two

11' 3" x 8' 2" (3.43m x 2.49m) Upvc double glazed window to the rear. Radiator.

### Bedroom Three

8' 2" x 6' 1" (2.49m x 1.85m) Upvc double glazed window to the front. Radiator.

### Bathroom

Panelled bath with mixer shower over. Pedestal wash hand basin. Low level W.C. Upvc double glazed window to the rear. Radiator.

### Parking and Garage

Side driveway providing off-road parking and leading to a single garage.

### Rear Garden

Paved patio, but mainly laid to lawn. Fencing to the boundaries.

### Council Tax

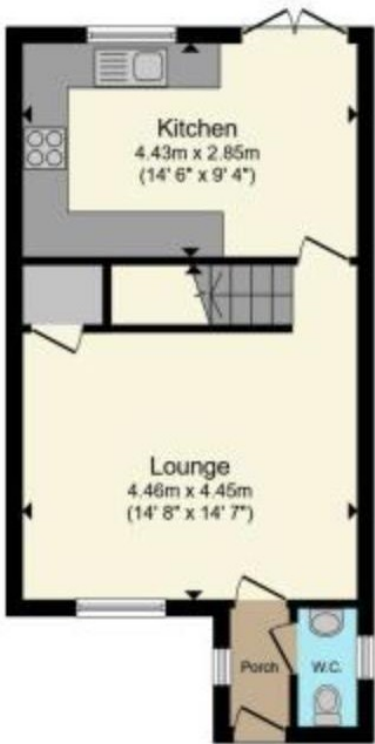
We understand that the property currently falls within council tax band B, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

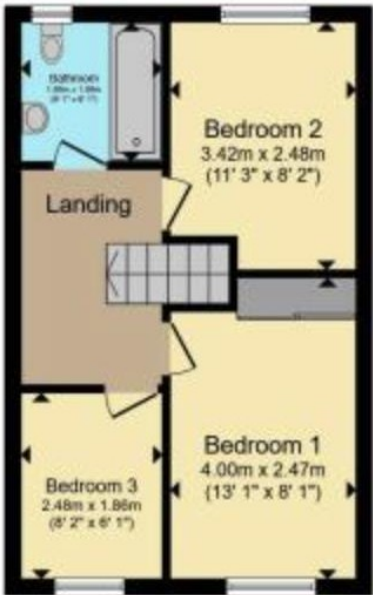
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	