

West End, Pinxton.

£325,000 Freehold

FOR SALE



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PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this versatile detached family home in much sought after village location. The property is positioned perfectly for access to A38 and M1 road links whilst remaining within walking distance of local primary and secondary schools. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Bedroom/Gym/Office, open aspect Dining Kitchen and Walk-in Pantry to the first floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the property occupies impressive plot consisting of tarmacked driveway parking for multiple vehicles to the front elevation with side access to rear. The rear garden boasts pebbled entertaining area ideal for hosting with stairs rising to sizeable lawn space surrounded by raised flower beds and mature shrubbery. Further pebbled area to the rear of the garden houses shed, greenhouse and additional seating area. Wooden canopy provides space for further outdoor seating or storage whilst being fitted with light and outdoor power point. The entire garden is bordered and secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Detached Family Home In A Sought After Location
- Walking distance to local amenities
- Walking distance to schools
- Perfect for access to A38 and M1
- Driveway Parking for Multiple Vehicles
- 3/4 Bedrooms
- Viewing Absolutely Essential To Appreciate Presentation And Space
- Dining Area Open Plan To Kitchen
- Stunning Rear Garden And Outside Seating Area



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with wall mounted radiator, decorative vinyl flooring and impressive understairs storage. Doorways to;

### Living Room

12' 11" x 10' 11" (3.94m x 3.33m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. The centre piece of the room is fireplace housing multi burner on raised hearth with decorative wooden beam over.

### Kitchen

A stunning open plan Dining Kitchen perfect for hosting or relaxing. The Dining Area features double glazed bay window and wall mounted radiator to rear elevation. Fireplace housing multi burner on raised hearth features whilst wooden flooring extends to the Kitchen itself which is comprehensively fitted with range of base cupboards and eye level units. Wooden 'Butcher block' worktops run throughout the Kitchen and integrate double Belfast sink. Free standing Rangemaster cooker boasting five ring hob and three separate compartments is situated beneath extractor hood whilst tiled splashback covers the entire workspace. Further Kitchen storage can be found down the far end of the Kitchen where there is also access to Walk-in Pantry. Wall mounted radiator and double glazed window are situated next to composite door accessing rear enclosed garden.

### Bedroom/Gym/Dining Room

12' 4" x 10' 2" (3.76m x 3.10m) With double glazed window to front elevation, wall mounted radiator and access to loft space providing generous storage capacity .

### First Floor

### Landing

Accessing three Bedrooms and the family Bathroom, this carpeted space has double glazed window to side elevation.

### Bedroom One

13' 7" x 10' 8" (4.14m x 3.25m) With double glazed bay window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

12' 11" x 10' 11" (3.94m x 3.33m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

6' 6" x 4' 6" (1.98m x 1.37m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to the loft is located here as well as fitted store cupboard with impressive storage capacity.

### Bathroom

8' 3" x 6' 10" (2.51m x 2.08m) A tiled four piece suite comprising; Bath, shower cubicle with inset shelving, vanity handwash basin and low level WC. Wall mounted heated towel rail, wall mounted radiator and ceiling fitted extractor fan all feature whilst double glazed obscured window to rear elevation completes the space.

### Outside

Externally, the property occupies impressive plot consisting of tarmacked driveway parking for multiple vehicles to the front elevation with side access to rear. The rear garden boasts pebbled entertaining area ideal for hosting with stairs rising to sizeable lawn space surrounded by raised flower beds and mature shrubbery. Further pebbled area to the rear of the garden houses shed, greenhouse and additional seating area. Wooden canopy provides space for further outdoor seating or storage whilst being fitted with light and outdoor power point. The entire garden is bordered and secured by timber fencing making it ideal for those with pets and young children.

### 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

