



28 Queensway,
Pilsley, S45 8EJ

OFFERS IN THE REGION OF

£185,000

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WILKINS VARDY

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DETACHED BUNGALOW WITH A SUBSTANTIAL TRIPLE GARAGE/WORKSHOP.

Easily managed and pleasantly situated with village amenities nearby, this two bedroomed detached bungalow with NO CHAIN offers just over 763 Sq Ft of neat and tidy accommodation which includes a kitchen, two reception rooms and three piece bathroom suite. There are well established gardens to two sides of the property and an attached triple garage (30'7 x 15'4) with two sets of electric doors.

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Three Piece Bathroom Suite
- Gas Central Heating & uPVC Double Glazing
- Corner Plot
- Attractive Front and Side Gardens
- Attached Triple Garage/Workshop
- NO CHAIN
- EPC Rating - TBC

General

Gas Central Heating
uPVC Double Glazed Windows and Doors
Gross Internal Floor Area 114.4 sq m/1231 sq ft (including Garage)
Council Tax Band – B
Secondary School Catchment Area – Tibshelf Community School

Side entrance door leads into

Kitchen

17'9 x 7'11 (5.41m x 2.41m)
A good sized kitchen with an entrance area and fitted with a range of mid oak fronted wall, base and drawer units with complementary granite effect work surfaces over.
There is a breakfast bar area with storage above and below.
Inset 1 1/2 bowl stainless steel sink unit with mixer tap.
There is an integrated double electric oven with four ring gas hob and concealed extractor over.
There is also an integrated fridge, freezer, electrolux washing machine and plenty of storage.
Wood effect vinyl flooring.

Dining Room

9'10 x 7'11 (3.00m x 2.41m)
Accessed through an arched opening from the kitchen, this good sized room has a side facing window looking out onto the drive.

Inner Hall

With access to a good sized storage cupboard which houses the Worcester condensing combination boiler. There is also access to the loft hatch with a retractable ladder.

Lounge

16'5 x 12'6 (5.00m x 3.81m)
A good sized reception room with large picture window overlooking the front garden and fireplace with timber frame surround and fitted electric fire.

Bathroom

8'6 x 6'11 (2.59m x 2.11m)
An L shaped bathroom with a corner bath and fitted mixer shower over.
There is also a low flush WC and pedestal wash hand basin with part timber panelled walls.

Bedroom One

14'1 x 8'6 (4.29m x 2.59m)
A generous double room with a window and glazed door which opens onto the landscaped side garden.

Bedroom Two

11'10 x 9'10 (3.61m x 3.00m)
A second generous double bedroom with a window looking onto the drive.

Outside

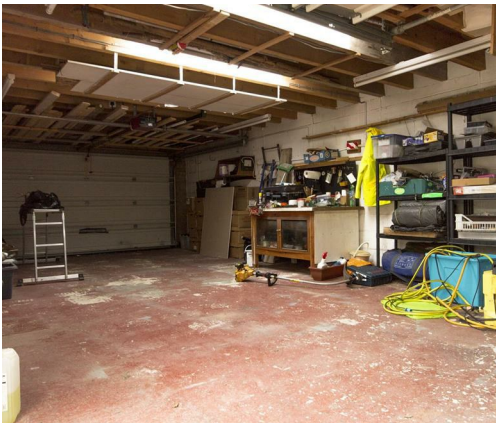
The property sits on a landscaped corner plot, with attractive lawned gardens to the front and side, with planted borders, seating areas and trees.

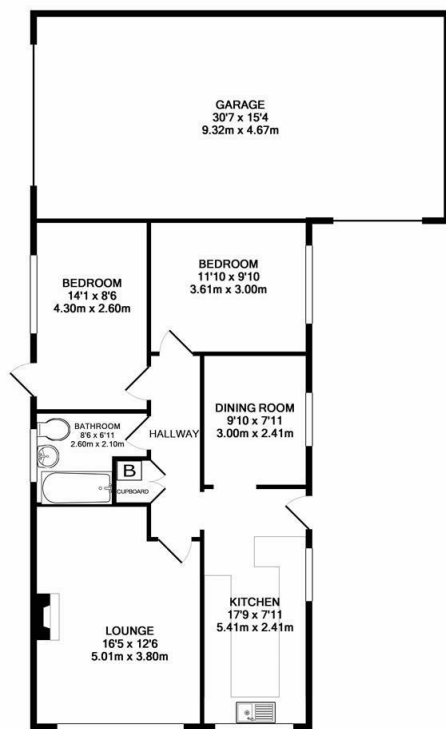
To the side of the property there are also two timber sheds and a summer house.

To the front there is a blocked paved drive, which leads to a further tarmac drive providing off street parking. There is also a carport attached to the side of the property.

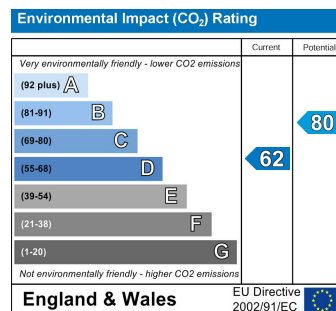
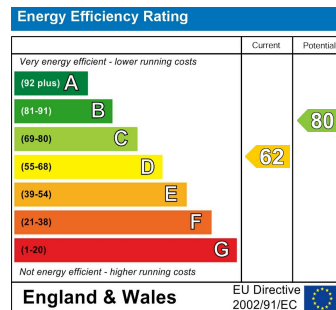
To the rear, there is a large brick built triple garage (30'7 x 15'4), with two sets of electric roller doors.

The drive to the right hand side of the property does have restricted width access.





TOTAL APPROX. FLOOR AREA 1231 SQ.FT. (114.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tibshelf Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

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