



24 Acacia Drive,
Lower Pilsley, S45 8DY

£215,000

W
WILKINS VARDY

£215,000

SUPERB EXTENDED DETACHED BUNGALOW ON A GOOD SIZED PLOT

Offered for sale with no upward chain is this delightful two double bed roomed detached bungalow offering well proportioned and tastefully appointed accommodation which includes two reception rooms, a contemporary re-fitted kitchen and 4-piece family bathroom, together with an attached garage and off street parking.

Pleasantly situated at the head of a cul-de-sac with gardens to both the front and rear, the property is well placed for local amenities and for commuter links into Clay Cross, Chesterfield and towards the M1 Motorway.

- Superb Detached Bungalow
- Head of Cul-de-Sac Position
- Generous Plot with Views
- Two Reception Rooms
- Modern Re-Fitted Kitchen
- Two Double Bedrooms
- 4-Piece Bathroom
- Attached Garage
- EPC Rating: D

General

Gas central heating (Ideal Classic Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 98.0 sq.m./1055 sq.ft. (including Garage)
Council Tax Band - C
Secondary School Catchment Area - Tupton Hall School

A uPVC double glazed stable door opens into the ...

Re-Fitted Breakfast Kitchen (Dec. 2018)

12'9 mx 11'5 (3.89m mx 3.48m)
Fitted with a range of contrasting grey and white hi-gloss wall, drawer and base units with plinth heater and complementary work surfaces with waterproof splashbacks.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a slimline dishwasher, fridge, microwave, electric oven and induction hob with angled extractor over.
Space and plumbing is provided for an automatic washing machine, and there is space for a tumble dryer and fridge/freezer.
Laminate flooring.

Hallway

Having a built-in double storage cupboard and a uPVC double glazed door opening onto the side of the property.

Bedroom One

16'1 x 12'11 (4.90m x 3.94m)
A generous front facing double bedroom having a range of built-in wardrobes and fitted drawers/dressing table unit.

Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)
A rear facing double bedroom having a range of fitted wardrobes with centre drawers and vanity unit.

Bathroom

Being fully tiled and fitted with a 4-piece white suite comprising of a panelled bath with mixer taps, pedestal wash hand basin, low flush WC and corner shower cubicle with electric shower.
Vertical chrome heated towel rail.
Vinyl flooring and extractor fan.

Open Plan Living/Dining Room

Dining Room

12'0 x 11'5 (3.66m x 3.48m)
A good sized reception room having uPVC double glazed French doors which overlook and open onto the rear patio. An open archway leads through into the ...

Living Room

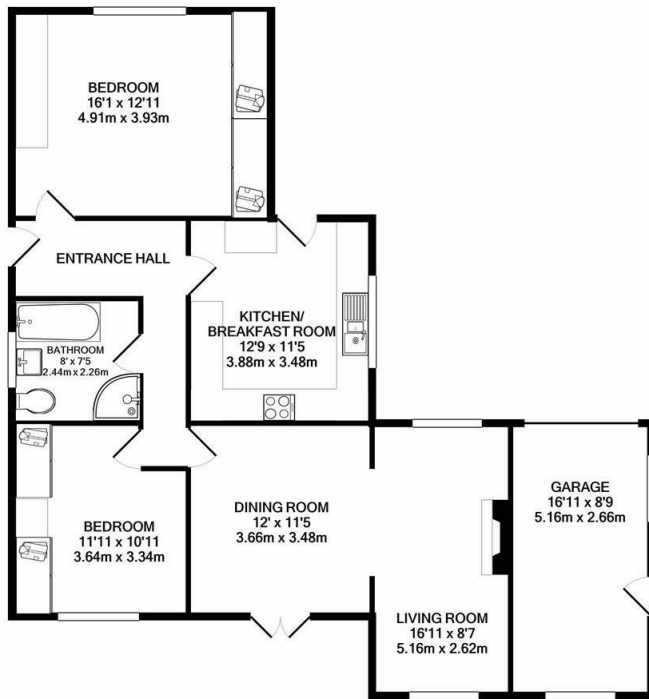
16'11 x 8'7 (5.16m x 2.62m)
A good sized dual aspect reception room having a feature fireplace with ornate surround, marble inset, hearth and fitted living flame coal effect gas fire.

Outside

The property sits at the head of a cul-de-sac, having a lawned front garden with planted side borders, alongside a block paved drive to the front providing ample off street parking, leading to the attached single garage having an 'up and over' door, light, power and side personnel door.

The rear garden can be accessed from either side of the property and comprises of a block paved area with pagoda, lawn with stepping stones and raised paved patio surrounded by planted borders, and further lawned garden with pond and mature, well stocked borders. There is also a garden shed and greenhouse which are included in the sale.





TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

Relocation agent network

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 Tupton Hall 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

wilkins-varDY.co.uk