



- LARGER THAN AVERAGE PLOT
- MODERN KITCHEN
- GENEROUS LOUNGE/ DINER
- TWO BEDROOMS

The Paddocks, Pilsley, Chesterfield, S45 8ET

Price £215,000

MODERN KITCHEN This bungalow located in the beautiful and sought after area of Pilsley has a lounge with a bow window, modern black kitchen, two bedrooms and a bathroom. The larger than average plot includes gardens to front and rear, driveway and an extended detached garage.



Property Description

KITCHEN

15' 1" x 8' 8" (4.6m x 2.66m) The door leads in to the kitchen which has been modernised with a gloss black kitchen with contrasting white work surfaces. There is a built in eye level double oven and a four burner gas hob with stainless steel extractor above. A one and a half bowl stainless steel sink and drainer are beneath the window to the side and there is a further window to the front elevation. A useful storage cupboard is to the corner of the room.

LOUNGE/DINER

18' 6" x 8' 9" (5.65m x 2.69m) A generous lounge/diner has a large bow window to the front and a further window to the side. The room has an electric fire with a marble hearth and upright in a white decorative fire surround providing a focal point to the room.



HALL

The hall provides access to all rooms.



BEDROOM 1

13' 8" x 8' 9" (4.18m x 2.69m) The bedrooms are located at the rear of the bungalow with this bedroom having a UPVC window to the rear.

BEDROOM 2

10' 2" x 8' 8" (3.1m x 2.66m) Fitted with double UPVC doors to the rear the current owners enjoy using this room as a snug as well as their guest room.



BATHROOM

Fitted with a white bath with shower over, white wc and white wash hand basin with white pedestal beneath the UPVC window to the side. The room is fully tiled.

EXTERNAL

On approach to the property you are greeted with large iron gates presenting the driveway which leads along the side of the property to the extended detached brick built garage at the rear. Being larger than an average single garage this affords space for a vehicle and storage.

The front garden is enclosed with a hedge providing privacy and a lawn area. Next to the driveway is a further strip of garden.



Ground Floor

Approx. 54.3 sq. metres (584.9 sq. feet)



Total area: approx. 54.3 sq. metres (584.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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