



44 Dale View Road,
Lower Pilsley, S45 8DR

OFFERS IN THE REGION OF

£199,950

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WILKINS VARDY

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EXTENDED FOUR BED FAMILY HOME WITH USEFUL OUTBUILDING AND GENEROUS PLOT

This four bedroomed extended semi detached house provides generously proportioned accommodation which includes a modern extended kitchen with adjacent dining room, four good sized bedrooms and a contemporary 4-piece family bathroom, together with a large car port, good sized enclosed rear garden and a useful detached outbuilding.

The property is located in this popular residential area, being well placed for accessing the nearby village amenities in Pilsley and nearby open countryside and for transport links into the Town Centre.

- Extended Semi Detached House
- Two Reception Rooms
- Four Bedrooms
- Useful Former Detached Brick Built Garage Building & Enclosed Rear Garden
- EPC Rating: E
- Cul-de-Sac Position
- Modern Kitchen
- Re-Fitted 4-Piece Family Bathroom
- Additional Patch of Land suitable as a garden or for additional parking.
- Covered Car Port and Off Street Parking

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 114.9 sq.m./1236 sq.ft. (including Car Port and Former Garage)
Council Tax Band - A
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed door opens into the ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

16'6 x 13'1 (5.03m x 3.99m)
A good sized front facing reception room having a feature fireplace with ornate surround, marble inset and hearth and fitted living flame coal effect gas fire.
Ornate ceiling rose, coving and dado rail.
A door gives access to a useful under stair store cupboard.

Dining Room

13'1 x 7'11 (3.99m x 2.41m)
A second reception room fitted with vinyl flooring and having a wall opening through to the kitchen.

Kitchen

10'9 x 9'10 (3.28m x 3.00m)
Being part tiled and fitted with a range of medium oak wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge/freezer and dishwasher.
Space and plumbing is provided for an automatic washing machine, and there is space for a range cooker having a fitted extractor hood over.
Vinyl flooring.
A uPVC double glazed door opens onto the side of the property.

On the First Floor

Landing

Having a loft access hatch.

Bedroom One

13'1 x 12'6 (3.99m x 3.81m)
A good sized front facing double bedroom fitted with laminate flooring and having an overbed fitment to include two double wardrobes and two overhead storage units.
This room also has a built-in over stair store area and store cupboard, and an ornate dado rail.

Bedroom Two

11'11 x 7'4 (3.63m x 2.24m)
A front facing double bedroom fitted with laminate flooring and having an ornate dado rail.

Bedroom Three

12'8 x 7'4 (3.86m x 2.24m)
A rear facing double bedroom fitted with laminate flooring.

Bedroom Four

9'1 x 6'11 (2.77m x 2.11m)
A rear facing good sized single bedroom.

Re-Fitted Bathroom

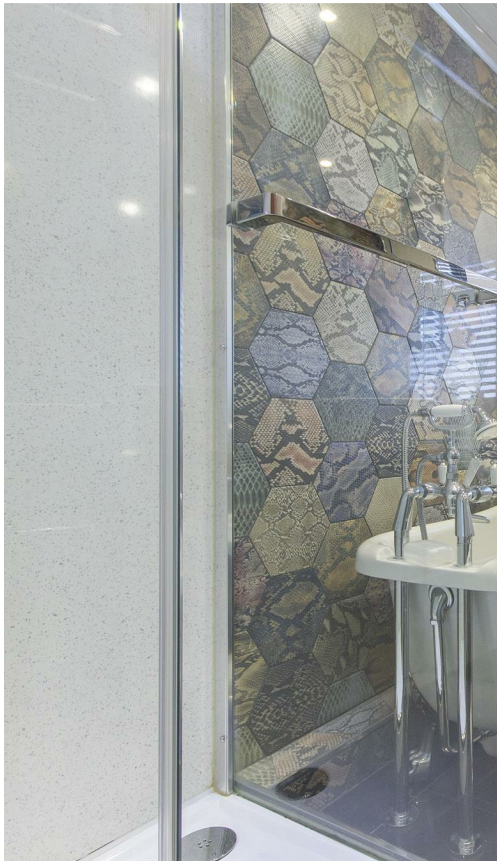
Being part tiled and fitted with a 4-piece white suite comprising of a freestanding roll top claw foot bath with bath/shower mixer tap, shower cubicle with mixer shower, circular wash hand basin with storage below and low flush WC.
Tiled floor and downlighting.

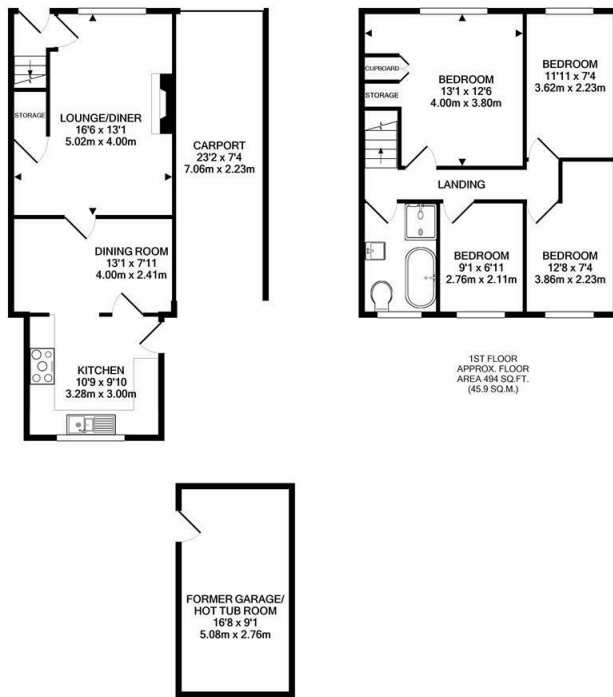
Outside

To the front of the property there is a block paved drive providing off street parking and steps leading up to the front entrance door.

At the side of the property there is a covered car port (1.91m wide) with electric roller door, light and power and being open to the rear, giving access to the rear garden and former detached brick built garage which has been converted to a hot tub room (16'8 x 9'1), being fully insulated and having a roller door. (The hot tub is available subject to separate negotiation).

To the rear of the property there is a block paved patio area with steps leading up to a lawn with stepping stone path and three decked seating areas, two of which have pagodas. Beyond here there is an additional patch of land with useful storage facility which could be used as a garden or could be turned into additional off street parking (subject to the necessary consents) and can be accessed off Valley Close.





GROUND FLOOR
APPROX. FLOOR
AREA 743 SQ.FT.
(69.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1236 SQ.FT. (114.9 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(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

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