



Acacia Drive, Lower Pilsley, Chesterfield, Derbyshire S45 8DY

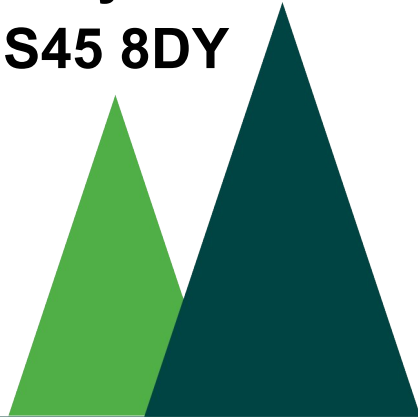
 2  1  1  EPC TBC

£220,000

PINEWOOD



**Acacia Drive
Lower Pilsley
Chesterfield
Derbyshire
S45 8DY**



£220,000

**2 bedrooms
1 bathrooms
1 receptions**

- TWO DOUBLE BED DETACHED BUNGLALOW - SCOPE FOR MODERNISATION
- GENEROUS GARDEN TO FRONT AND REAR WITH LOVELY FAR REACHING COUNTRYSIDE VIEWS TO THE REAR
- GATED DRIVEWAY PARKING FOR UP TO FOUR CARS TO THE FRONT AND SINGLE DETACHED GARAGE
 - HEAD OF A QUIET CUL DE SAC IN A SEMI RURAL VILLAGE LOCATION
- NEW SHOWER ROOM FITTED 2024 WITH WHITE SUITE AND WALK IN SHOWER ENCLOSURE
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND C
 - EASY ACCESS TO THE M1 MOTORWAY
 - GENEROUS PLOT 0.17 ACRES
- CLOSE TO ALL THE VILLAGE AMENITIES AND FIVE PITS TRAIL FOR WALKS
- WELL EQUIPPED KITCHEN WITH INTERGATED GAS HOB, HIGH LEVEL OVEN AND GRILL, SPACE FOR TALL FRIDGE FREEZER AND SPACE/PLUMBING FOR A WASHING MACHINE





NO CHAIN - FAR REACHING COUNTRYSIDE VIEWS- SCOPE FOR MODERNISATION AND EXTENSION

This charming two double bedroom detached bungalow offers scope for modernisation and sits on a generous 0.17-acre plot. It boasts a lovely garden to the front and rear, with far-reaching countryside views to the rear, all nestled at the head of a quiet cul-de-sac in this semi-rural village location of Lower Pilsley. The property benefits from gated driveway parking for up to three cars, a single detached garage.

The property includes an entrance hall, two double bedrooms, a well-equipped breakfast kitchen with an integrated gas hob, high-level oven and grill, and space for a tall fridge freezer and washing machine, a newly fitted shower room (2024) with a white suite and walk-in shower enclosure and a spacious L-shaped lounge diner.

Featuring gas central heating, uPVC double glazing, this home combines practicality with potential.

Conveniently located close to village amenities, the Five Pits Trail for scenic walks, and with easy access to the M1 motorway, this bungalow is ideal for those seeking a peaceful lifestyle.

****Video tour - Take a look around****

CONTACT PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING OR FOR FURTHER INFORMATION

ENTRANCE HALL

The entrance hall is finished with carpet flooring and painted décor, complemented by a radiator for warmth. It features a uPVC window, a uPVC door with glazed panels, providing a bright and welcoming entrance to the property.

BREAKFAST KITCHEN

14'2" x 9'10" (4.32 x 3.02)

The breakfast kitchen features wood-effect vinyl flooring, two uPVC windows, and a uPVC door, creating a bright and welcoming space. It includes painted décor, a laminated worktop with tiled surrounds, and a stainless steel 1.5 sink with a mixer tap. Integrated appliances include a four-ring gas hob, a high-level oven and grill, and ample space for a tall fridge freezer. There is also space and plumbing for a washing machine, complemented by a radiator to ensure comfort.

LOUNGE DINER

20'7" x 12'11" (6.29 x 3.95)

The L-shaped lounge diner features carpeting and painted décor, creating a warm and inviting atmosphere. It is well-lit by two uPVC windows and a charming uPVC porthole window. A stone fireplace serves as a focal point, adding character to this versatile living space.

SHOWER ROOM

7'10" x 6'9" (2.39 x 2.08)

The shower room, fitted in 2024, is beautifully designed with a walk-in open shower enclosure featuring a chrome rain head shower. It includes a low-flush WC and a ceramic sink set within a white gloss vanity unit with a chrome mixer tap. Additional features include a uPVC frosted window, an extractor fan, a wall-mounted chrome towel radiator and inset spotlights, combining functionality with a modern aesthetic.

BEDROOM ONE

10'11" x 9'10" (3.33 x 3.02)

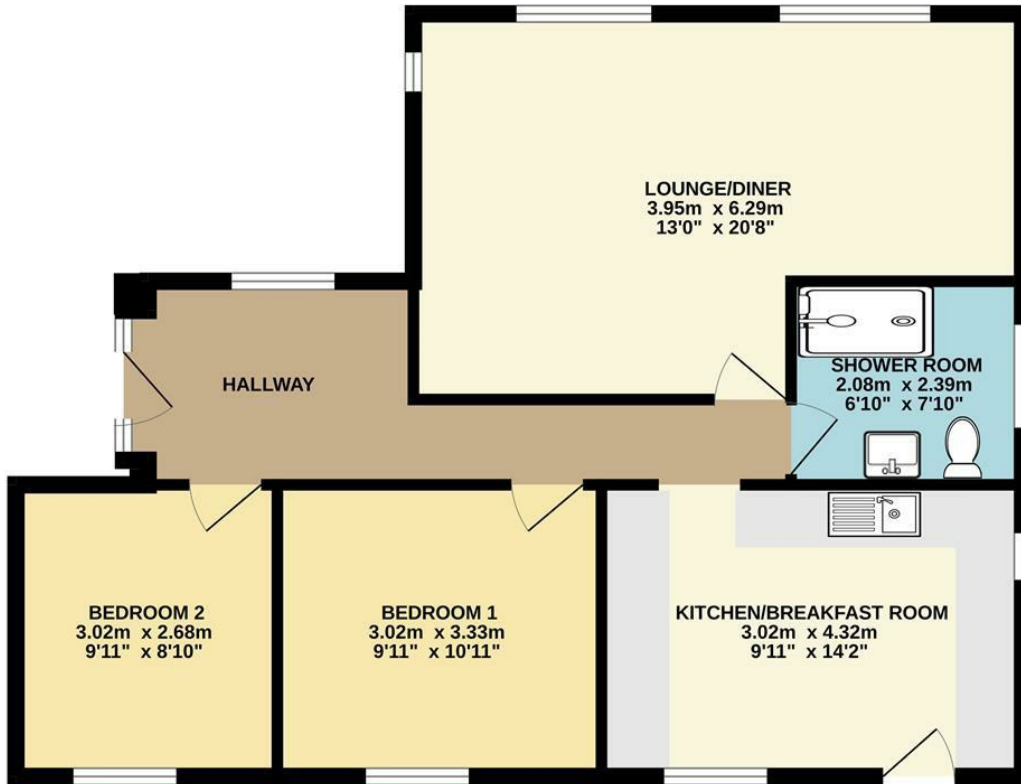
Bedroom One is a spacious double room located at the front elevation of the property. It is finished with carpet, painted décor, a radiator for comfort, and a uPVC window that provides plenty of natural light.

BEDROOM TWO

9'10" x 8'9" (3.02 x 2.68)

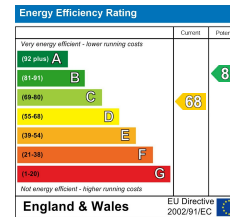
Bedroom Two is a comfortable double room situated at the front elevation of the property. It features carpet, painted décor, a radiator for added warmth, and a uPVC window that allows natural light to fill the space.

GROUND FLOOR
68.0 sq.m. (732 sq.ft.) approx.



TOTAL FLOOR AREA : 68.0 sq.m. (732 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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SINGLE DETACHED GARAGE

20'9" x 10'7" (6.34 x 3.25)

The property includes a single brick-built detached garage, featuring an up-and-over door for convenient access.

OUTSIDE

The front of the property offers a gated driveway with space for up to three cars, along with a patio and a well-stocked garden featuring beautiful borders. The rear of the property provides another gated pathway, along with a patio area and a lawn. The garden is enhanced with well-stocked bushes and plants, and offers stunning countryside views.

GENERAL INFORMATION

Gas Central Heating - Combi Boiler

Tenure: Freehold

EPC Rating - D

uPVC Double Glazing

Council Tax Band C

Total Floor Area - 732.00 sq ft / 68.0 sq m

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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