



102 Rupert Street,
Lower Pilsley, S45 8DE

GUIDE PRICE

£260,000

W

WILKINS VARDY

GUIDE PRICE

£260,000

GUIDE PRICE: £260,000 TO £270,000

DETACHED FAMILY HOME - THREE BEDS - OPEN VIEWS TO FRONT - NO UPWARD CHAIN

Offered for sale with no upward chain is this delightful detached family home which offers 976 sq.ft. of well maintained accommodation, but would benefit from some cosmetic upgrading. Upon entering the property you are welcomed into a living room, which opens up into a dining room. There is also a fitted kitchen and a full width garden room/utility which overlooks the attractive rear garden. The home features three comfortable bedrooms, providing ample space for families or those seeking a guest room or home office, and a bathroom/WC. Outside, there is a driveway providing ample parking for several vehicles and a detached single garage.

Situated in a semi rural location with superb open views to the front, the property is well connected to nearby amenities and transport links. In summary, this detached house is a wonderful choice for anyone seeking a comfortable family home in a tranquil setting. Do not miss the chance to make this lovely property your own.

- Detached Family Home with open views to the Front
- Two Good Sized Reception Rooms
- Three Good Sized Bedrooms, two having Built-in Storage
- Attractive Mature Gardens to the Front and Rear
- NO UPWARD CHAIN
- GUIDE PRICE £260,000 to £270,000
- Fitted Kitchen with Integrated Cooking Appliances
- Full Width Garden Room/Utility
- Detached Single Garage & Ample Off Street Parking
- EPC Rating: E

General

Gas central heating (Glow Worm Baxi Back Boiler)
uPVC sealed unit double glazed windows (except Garden Room/Utility)
Gross internal floor area - 90.7 sq.m./976 sq.ft.
Council Tax Band - C
Tenure - Freehold
Infant/Junior School Catchment Area - Park House Primary School
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A sliding glazed door opens into a ...

Entrance Porch

With an internal door opening into a ...

Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room

11'11 x 11'2 (3.63m x 3.40m)
A good sized front facing reception room, having a feature brick fireplace with tiled hearth and a fitted gas fire with back boiler.
An opening leads through into the ...

Dining Room

12'2 x 10'8 (3.71m x 3.25m)
A good sized rear facing reception room, having a door giving access into the kitchen, and double doors opening into the ...

Garden Room/Utility

18'1 x 8'2 (5.51m x 2.49m)
Spanning the full width of the property and having tiled and carpet flooring. Fitted worktop with space and plumbing below for a washing machine, and space for a tumble dryer, fridge and freezer.
A uPVC double glazed door gives access onto the rear of the property.

Kitchen

10'2 x 7'3 (3.10m x 2.21m)
Being fully tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.
Vinyl flooring.
A sliding door gives access into the garden room/utility and there are doors into the dining room and entrance hall.

On the First Floor

Landing

Bedroom One

11'10 x 11'2 (3.61m x 3.40m)
A good sized front facing double bedroom, having a range of built-in wardrobes. This room has fantastic views across open farmland and beyond..

Bedroom Two

12'2 x 10'9 (3.71m x 3.28m)
A good sized rear facing double bedroom having two built-in double wardrobes with overhead storage and central dressing table/drawer unit.

Bedroom Three

8'0 x 6'2 (2.44m x 1.88m)
A front facing single bedroom with loft access hatch. This room has superb views across open farmland and beyond.

Family Bathroom

Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath with shower screen and an electric shower, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the hot water cylinder.
Vinyl flooring.

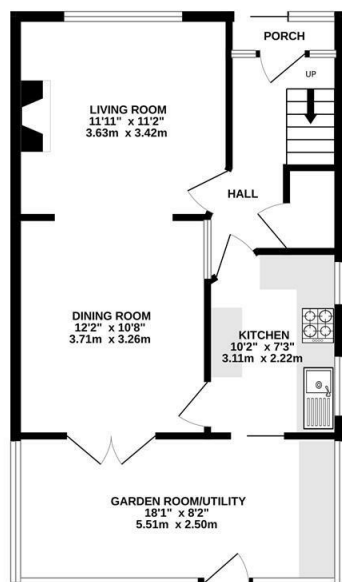
Outside

To the front of the property there is a lawned garden with well stocked borders of plants and shrubs. Alongside, there is a concrete driveway providing ample off street parking and leading to a Detached Brick Built Single Garage.

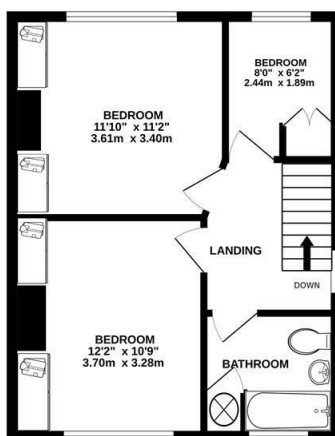
To the rear of the property there is an attractive, mature garden which comprises of a paved patio with rockery. Steps lead up to a lawn with well stocked borders of plants and shrubs, and a further paved seating area.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) 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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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 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	43	77
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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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