11 Dale View Close,
Lower Pilsley, S45 8DZ

OFFERS IN THE REGION OF

£240,000

WILKINS VARDY

OFFERS IN THE REGION OF

# £240,000

WELL APPOINTED DETACHED FAMILY HOME - MODERN KITCHEN & BATHROOM - CUL-DE-SAC POSITION - SOUTH EAST FACING REAR GARDEN

Located in a popular cul-de-sac is this well appointed detached family home which offers a perfect blend of comfort and convenience. Upon entering the property you are welcomed into a good sized living room, which leads through to a modern kitchen/diner with integrated cooking appliances and French doors opening to the rear garden. The property also features three bedrooms and a modern family bathroom, making this an ideal property for a variety of buyers.

Benefitting from off street parking and a covered car port, the property is just a short distance from open countryside and walks, and is readily accessible for transport links into the Town Centre, Clay Cross and towards the M1 Motorway.

With its appealing features and prime location, this detached house on Dale View Close is a wonderful opportunity for anyone looking to settle in a friendly and accessible area. Do not miss the chance to make this lovely property your new home.

- WELL APPOINTED DETACHED FAMILY HOME
- GOOD SIZED LIVING ROOM
- MODERN KITCHEN/DINER WITH FRENCH DOORS OPENING TO THE REAR GARDEN
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- COVERED CAR PORT & DRIVEWAY PARKING
- ENCLOSED SOUTH EAST FACING REAR GARDEN
- CUL-DE-SAC POSITION
- EPC RATING: D

## General
Gas central heating (Ideal Vogue Max Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 81.4 sq.m./876 sq.ft. (including Car Port)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor
A uPVC double glazed front entrance door opens into an ...

## Entrance Porch
Fitted with laminate flooring. A further door opens into the ...

## Living Room
17'0 x 10'8 (5.18m x 3.25m)
A good sized bay fronted reception room with open balustrade staircase rising to the First Floor accommodation.
An opening leads through into the ...

## Kitchen/Diner
17'0 x 7'10 (5.18m x 2.39m)
Being part tiled and fitted with a modern range of white hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an eye level electric oven and hob with extractor canopy over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Laminate flooring to the kitchen area.
uPVC double glazed French doors overlook and open onto the rear of the property.

## On the First Floor

## Landing
Having a built-in storage cupboard housing the gas boiler.

## Bedroom One
12'4 x 10'10 (3.76m x 3.30m)
A good sized front facing double bedroom.

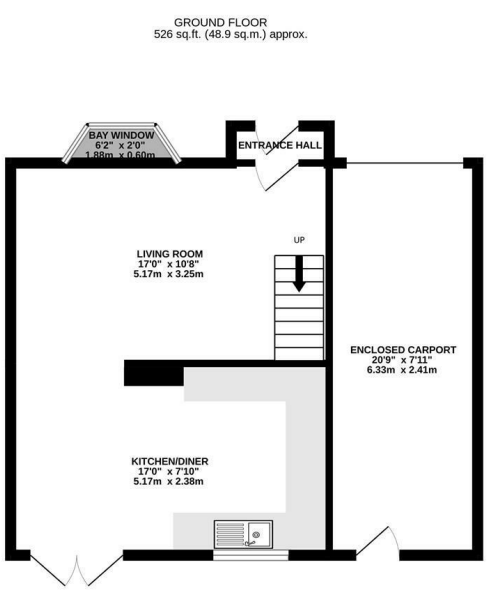
## Bedroom Two
9'0 x 8'10 (2.74m x 2.69m)
A rear facing double bedroom.

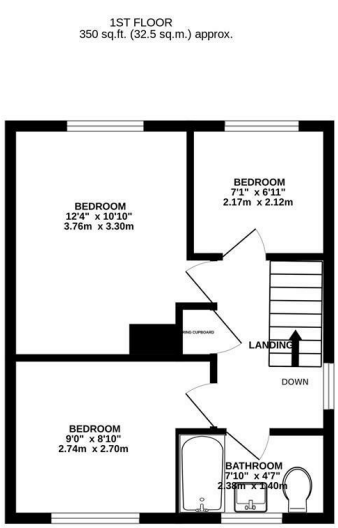
## Bedroom Three
7'1 x 6'11 (2.16m x 2.11m)
A front facing single bedroom.

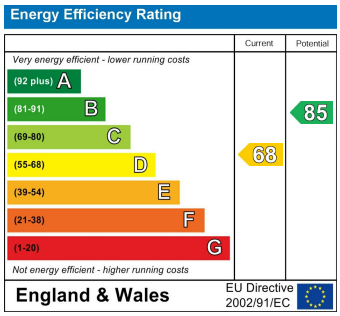
## Family Bathroom
Being fully tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

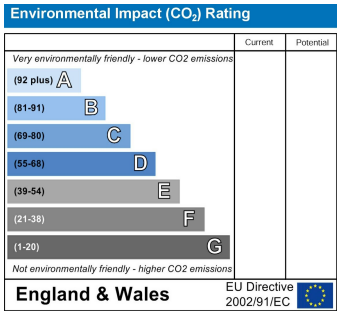
## Outside
To the front of the property there is a driveway providing off street parking, leading to a covered Car Port which has a garage door and a rear personnel door. There is also a small awned garden.

To the rear of the property there is an enclosed south east facing garden which comprises of a paved patio and a lawn with path. At the top of the garden there are two hardstanding areas which could be used as additional seating areas or for garden sheds. l




TOTAL FLOOR AREA : 876 sq.ft. (81.4 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.
Made with Metropix ©2025

Zoopla.co.uk rightmove find your happy PrimeLocation.com 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, 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.

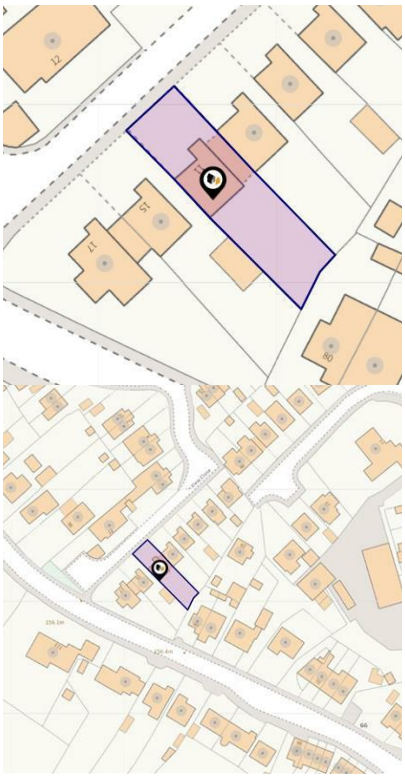
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## 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**

wilkins-vardy.co.uk