41 Morton Road,
Pilsley, S45 8EE

ASKING PRICE

£380,000

WILKINS VARDY

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DETACHED DORMER BUNGALOW - THREE DOUBLE BEDS - TWO BATHROOMS - BACKING ONTO OPEN FARMLAND

A deceptively spacious detached dormer bungalow offering 1665 sq.ft. of flexible and well appointed accommodation throughout. The property features a generous lounge/diner filled with natural light, leading into a charming conservatory that overlooks the rear garden. The ground floor also benefits from two double bedrooms, a modern fitted kitchen, study and a shower room, making it ideal for versatile living arrangements.

Upstairs, a substantial master bedroom provides a private retreat, complete with a stylish 4-piece en suite. Externally, the home boasts an attached garage and driveway providing off street parking for multiple vehicles, and a beautifully maintained south east facing rear garden, enjoying a peaceful backdrop of open farmland -perfect for relaxing or entertaining.

This delightful home combines space, comfort, and a sought after semi rural setting, making it an excellent choice for a range of buyers.

- DECEPTIVELY SPACIOUS DETACHED DORMER BUNGALOW
- MODERN FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
- STUDY & GROUND FLOOR SHOWER ROOM
- SPACIOUS LOUNGE/DINER
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- TWO DOUBLE BEDROOMS TO THE GROUND FLOOR
- GENEROUS FIRST FLOOR BEDROOM WITH 4-PIECE EN SUITE BATHROOM
- ATTACHED GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- ENCLOSED REAR GARDEN BACKING ONTO OPEN FARMLAND
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 154.7 sq.m./1665 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School: A Specialist Sports College

On the Ground Floor
A uPVC double glazed side entrance door opens into a ...

Entrance Hall

Kitchen
11'11 x 8'9 (3.63m x 2.67m)
Being dual aspect and fitted with a range of white shaker style wall, drawer and base units with complementary work surfaces over, including a breakfast bar.
Inset sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric oven and 4-ring gas hob with glass splashback and extractor canopy over.
Space and plumbing is provided for a washing machine.
Vinyl flooring and downlighting.

Inner Hall
With staircase rising to the First Floor accommodation.

Shower Room
6'10 x 5'6 (2.08m x 1.68m)
Being part tiled/part waterproof boarding and fitted with a 3-piece suite comprising a walk-in shower enclosure with fitted seat and mixer shower, wash hand basin with storage below, and a concealed cistern WC.
Vinyl flooring and downlighting.

Study
9'1 x 7'7 (2.77m x 2.31m)
A versatile room with window to the side elevation.

Lounge/Diner
21'3 x 14'10 (6.48m x 4.52m)
A spacious rear facing reception room having a feature fireplace with wood surround, decorative tiled inset and hearth, and open grate.
Serving hatch to the kitchen.
uPVC double glazed sliding patio doors give access into the ...

Brick/uPVC Triple Glazed Conservatory
14' x 12'8 (4.27m x 3.86m)
A beautiful conservatory having a tiled floor with under floor heating. uPVC triple glazed sliding patio doors overlook and open onto the rear garden.

Bedroom Three
10'0 x 9'9 (3.05m x 2.97m)
A good sized front facing double bedroom.

Bedroom Two
10'11 x 9'9 (3.33m x 2.97m)
A good sized front facing double bedroom.

On the First Floor

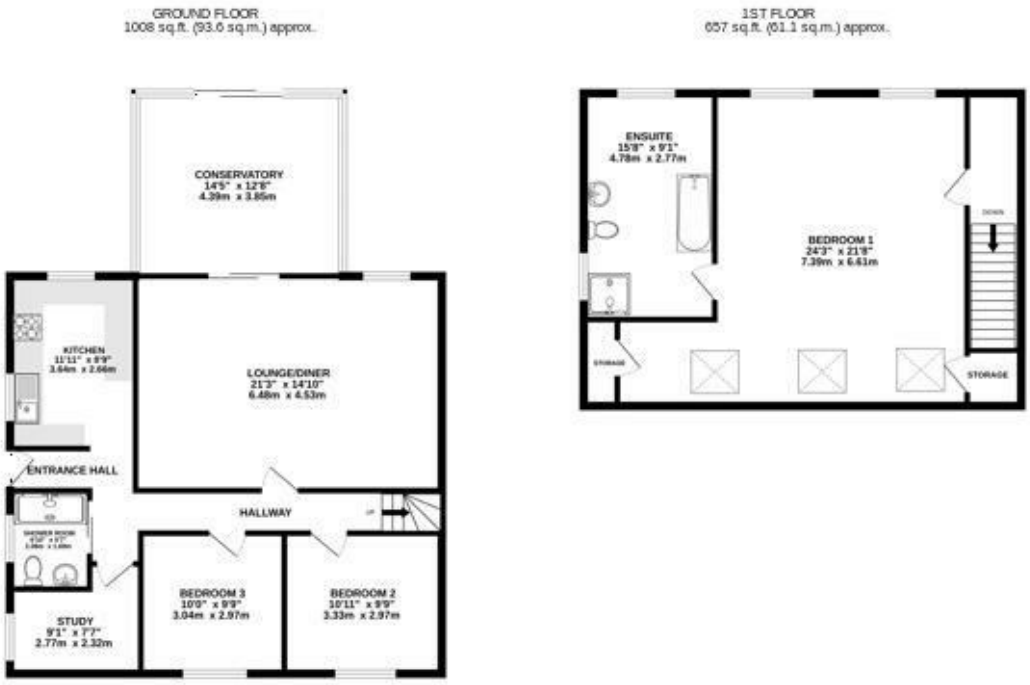
Landing

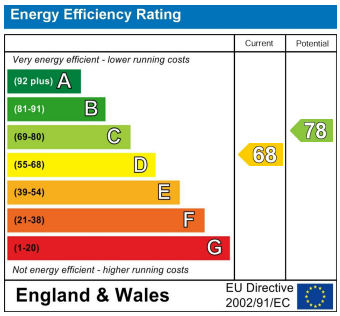
Bedroom One
24'3 x 21'8 (7.39m x 6.60m)
A most generous double bedroom having three Velux windows and two windows overlooking the rear of the property.
There are two built-in storage cupboards, and this room also has downlighting.
A door gives access into the ...

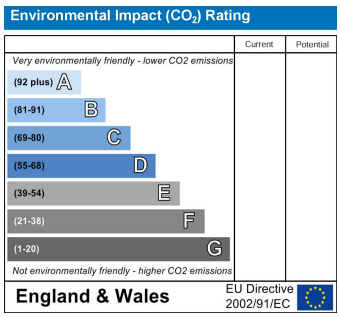
En Suite Bathroom
15'8 x 9'1 (4.78m x 2.77m)
A good sized dual aspect room, being part panelled and fitted with a white 4-piece suite comprising a panelled bath, walk-in shower enclosure with mixer shower, pedestal wash hand basin with tiled splashback, and a low flush WC.
White vertical heated towel rail.
Downlighting.

Outside
There is a substantial tarmac and pebbled frontage providing off street parking for multiple vehicles, together with an Attached Single Garage.

To the rear of the property there is a generous south east facing garden which comprises a wrap around paved patio and lawn with planted borders, raised beds and a garden pond. There is also a summerhouse with paved frontage, a greenhouse, potting shed, log store and coal bunker.







TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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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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 units, 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.

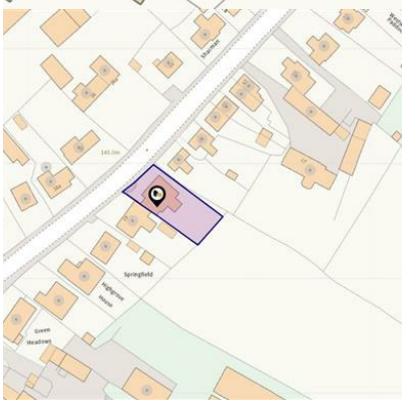
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tibshelf Community 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.



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