5 Warren Close,
Pilsley, S45 8ES

£220,000

WILKINS VARDY

£220,000

DETACHED FAMILY HOME ON CORNER PLOT - THREE BEDS - CONSERVATORY - SOUTH FACING REAR GARDEN

Situated on a generous corner plot towards the head of a quiet cul-de-sac, this well presented detached family home offers spacious and versatile accommodation, ideal for modern family living. The property features a good sized living room, and a modern fitted kitchen complete with integrated appliances and a Rangemaster cooker. A conservatory to the rear provides additional living space and enjoys views over the garden, and there is also a convenient ground floor cloakroom/WC. To the first floor are three comfortable bedrooms, served by a family bathroom.

Externally, the property benefits from a detached single garage, driveway parking, and mature gardens to both the front and rear, the rear garden enjoying a desirable south facing aspect, creating the perfect space for outdoor entertaining and family enjoyment.

Located in Pilsley Village, the property is well placed for the various local amenities, and also for routes towards Chesterfield and the M1 Motorway.

- DETACHED FAMILY HOME ON CORNER PLOT
- CUL-DE-SAC POSITION
- CLOAKS/WC
- GOOD SIZED LIVING ROOM
- MODERN FITTED KITCHEN WITH RANGEMASTER COOKER
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
- DETACHED GARAGE, DRIVEWAY PARKING & MATURE GARDENS
- EPC RATING: D

General
Gas central heating (Combi Boiler)
uPVC sealed unit double glazed windows
Security alarm system
Gross internal floor area - 74.5 sq.m./802 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School: A Specialist Sports College

On the Ground Floor
A composite front entrance door opens into the ...

Entrance Hall
Fitted with cushioned flooring and having a built-in cupboard. A staircase rises to the First Floor accommodation.

Living Room
14'4 x 10'8 (4.37m x 3.25m)
A good sized front facing reception room, having a feature fireplace with ornate surround, marble inset, hearth and fitted living flame coal effect gas fire.
There is also a built-in under stair store cupboard and a further built-in cupboard.
Glazed bi-fold doors open into the ...

Kitchen
10'8 x 10'8 (3.25m x 3.25m)
Fitted with a range of light grey shaker style wall, drawer and base units with complementary wood effect work surfaces and upstands.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge/freezer, slimline dishwasher, wine cooler and microwave.
Included in the sale is the Rangemaster cooker with glass splashback and angled extractor over.
Space and plumbing is provided for a washing machine.
Contemporary vertical radiator.
Camaro vinyl flooring and downlighting.
French doors open into the ...

Brick/uPVC Double Glazed Conservatory
11'11 x 8'10 (3.63m x 2.69m)
A good sized conservatory, fitted with Camaro vinyl flooring and having a built-in cupboard and French doors which open onto a decked seating area.
A further door gives access into a ...

Cloaks/WC
Being part tiled and fitted with a white 2-piece suite comprising of a wash hand basin with storage unit below and low flush WC.
Chrome heated towel rail.
Camaro vinyl flooring.

On the First Floor

Landing
Having a built-in over stair store cupboard and loft access hatch.

Bedroom One
13'11 x 8'10 (4.24m x 2.69m)
A good sized rear facing double bedroom, spanning the full width of the property.

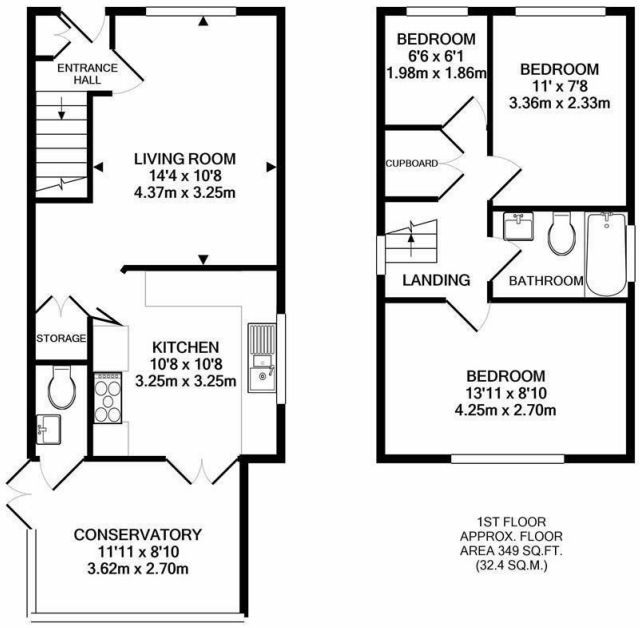
Bedroom Two
11'0 x 7'8 (3.35m x 2.34m)
A front facing double bedroom.

Bedroom Three
6'6 x 6'1 (1.98m x 1.85m)
A front facing single bedroom, having fitted storage.

Family Bathroom
Being part tiled/part waterproof boarding 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 unit below and low flush WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

Outside
To the front of the property there is a lawned garden with mature borders and hedging, alongside a paved driveway providing ample off street parking, leading to a Detached Single Garage.

A gate gives access to the side of the property where there is a bed of planted flowers and shrubs, as well as a hardstanding area and a raised decked seating area. Beyond this there is a lawned garden.



1ST FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 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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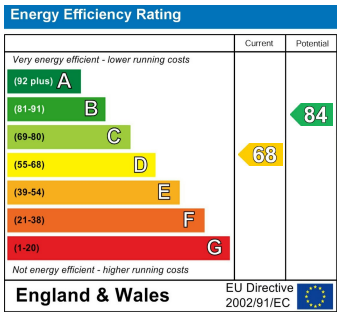

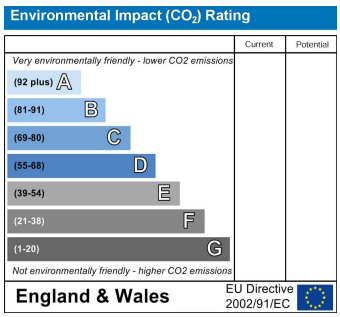

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VIEWINGS

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 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 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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk