



Grenfield Hardstoft Road,
Pilsley, S45 8AA

£400,000

W
WILKINS VARDY

£400,000

DETACHED FAMILY HOME ON 0.62 ACRE PLOT - SUPERB OPEN VIEW TO THE REAR - NO CHAIN

Set on a generous 0.62 acre plot in a desirable semi rural village location, this detached family home enjoys delightful open views across surrounding fields to the rear. Offering spacious and well proportioned accommodation throughout, the property presents an excellent opportunity for buyers looking to modernise and create a wonderful long term family home.

The accommodation comprises two generous reception rooms, both featuring attractive bay windows, a good sized kitchen, and a separate utility room with a WC. To the first floor are three well proportioned bedrooms, two of which benefit from dual aspect windows, together with a shower room/WC.

Externally, the property offers ample off street parking for several vehicles and attractive lawned gardens to the front, sides and rear, enhanced by a variety of mature trees and shrubs, creating a private and established setting.

With its substantial plot, sought-after location, and outstanding potential, this is a rare opportunity to acquire a family home in a picturesque village setting.

- DETACHED FAMILY HOME STANDING ON 0.62 ACRE PLOT
- TWO GENEROUS BAY WINDOWED RECEPTION ROOMS
- SEPARATE UTILITY ROOM WITH WC OFF
- SHOWER ROOM/WC
- NO UPWARD CHAIN - UNIQUE OPPORTUNITY
- STUNNING SEMI RURAL LOCATION WITH VIEWS ACROSS OPEN FIELDS
- GOOD SIZED KITCHEN
- THREE BEDROOMS, TWO BEING DUAL ASPECT
- ATTRACTIVE GARDENS TO THE FRONT, SIDES AND REAR
- EPC RATING: E

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 110.2 sq.m./1186 sq.ft.

Council Tax Band - E

Tenure - Freehold

Secondary School Catchment Area - Tibshelf Community School: A Specialist Sports College

Overage Provision

Whilst we are unaware of any development potential with the plot and have made no formal enquiries with the Local Authority, the property will be sold with an overage provision which would benefit the current owners if planning permission was obtained for an additional dwelling or dwellings. The overage will result in the current owners benefitting from a 30% share of the uplift in value of the land gained at the point of planning consent for the next 30 years.

On the Ground Floor

A uPVC double glazed front entrance door opens into an entrance hall.

Entrance Hall

With staircase rising to the First Floor accommodation.

Sitting Room

14'0 x 12'2 (4.27m x 3.71m)

A generous dual aspect room having a coal effect gas fire sat on a stone hearth.

Kitchen

13'4 x 8'11 (4.06m x 2.72m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric double oven and hob with concealed extractor over.

A door gives access to a useful built-in under stair pantry.

Lounge

14'11 x 12'2 (4.55m x 3.71m)

A second generous dual aspect reception room having a bay window overlooking the rear of the property.

This room also has a coal effect gas fire sat on a stone hearth.

Utility Room

11'10 x 11'0 (3.61m x 3.35m)

A good sized utility room which has space and plumbing for a washing machine, and also houses the gas boiler.

A door gives access to a WC.

A uPVC double glazed door gives access onto the side of the property, and a wooden stable door opens onto the rear of the property.

WC

Fitted with a low flush WC.

On the First Floor

Landing

Bedroom One

12'6 x 12'2 (3.81m x 3.71m)

A good sized dual aspect double bedroom.

Bedroom Two

13'4 x 12'2 (4.06m x 3.71m)

A good sized dual aspect double bedroom having a range of fitted furniture to include wardrobes, drawer units, bedside cabinets and vanity area.

Bedroom Three

10'0 x 8'11 (3.05m x 2.72m)

A rear facing single bedroom having a fitted wardrobe.

Shower Room

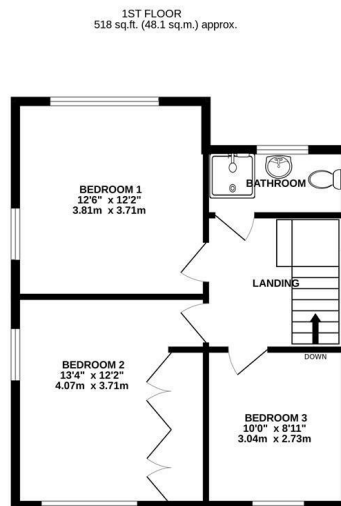
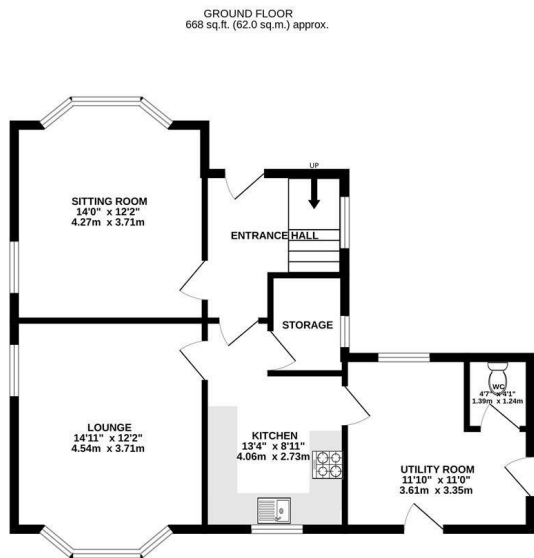
Being fully tiled and fitted with a 4-piece white suite comprising a shower cubicle with mixer shower, pedestal hand wash basin, low flush WC and bidet.

Outside

Double gates open onto a pebbled frontage which provides off street parking for several vehicles.

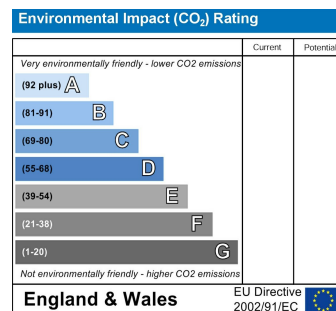
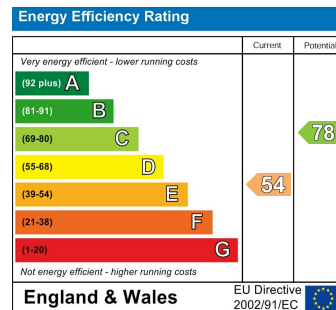
A further set of wooden gates open to a side lawned garden with mature trees and shrub, leading round to a pebbled seating area/further parking and a further lawn. An opening in the hedging gives access to a further generous lawned area having fruit trees.





TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fires, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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