



40 Lansbury Avenue,
Pilsley, S45 8EH

£275,000

W
WILKINS VARDY

£275,000

FANTASTIC FAMILY HOME

This delightful four bedroomed, two 'bathroomed' detached family home offers generously proportioned and contemporary styled accommodation, which includes a modern kitchen, and two good sized reception rooms, the living room having a bay window and multi-fuel stove. With off street parking, single garage and landscaped enclosed rear garden, this is a great family home in a popular location.

The increasingly popular village of Pilsley offers a semi rural feeling, whilst being well placed for accessing routes into Clay Cross, Chesterfield Town Centre and towards the M1 Motorway.

- Superb Detached Family Home
- Two Reception Rooms
- Contemporary Kitchen
- Utility Room
- Four Bedrooms
- En Suite & Family Bathroom
- Attractive Gardens
- Cul-de-Sac Position
- EPC Rating: D
- Integral Garage & Off Street Parking

General

Gas central heating (Ideal Elan Boiler)
Wood framed sealed unit double glazed windows and doors
Gross internal floor area - 120.5 sq.m./1297 sq.ft.
Council Tax Band - D
Secondary School Catchment Area - Tibshelf Community College - A
Specialist Sports College

On the Ground Floor

A wooden framed double glazed front entrance door opens into an ...

Entrance Hall

Fitted with laminate flooring and having a staircase rising to the First Floor accommodation.

Living Room

17'8 x 12'4 (5.38m x 3.76m)
A good sized bay fronted reception room having a feature stone fireplace with multi-fuel stove.
A squared opening leads through into the ...

Dining Room

10'10 x 9'9 (3.30m x 2.97m)
A second good sized reception room having a sliding patio door which overlooks and opens onto the rear of the property.

Kitchen

10'10 x 9'9 (3.30m x 2.97m)
Being part tiled and fitted with a range of contrasting hi-gloss wall, drawer and base units with under unit lighting, LED plinth lighting and complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge, electric eye level double oven and 4-ring gas hob with concealed extractor over.
Tiled floor.

Side Entrance Hall

Having a built-in storage cupboard. A further door gives access to a ...

Utility Room

7'5 x 5'3 (2.26m x 1.60m)
Being part tiled and having a fitted worktop and corner base unit.
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer and vent for a tumble dryer.
Tiled floor.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'4 x 12'3 (3.76m x 3.73m)
A front facing double bedroom having a built-in double wardrobe. a door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC,
Vinyl flooring.

Bedroom Two

11'9 x 8'11 (3.58m x 2.72m)
A rear facing double bedroom having a built-in wardrobe.

Bedroom Three

8'2 x 7'7 (2.49m x 2.31m)
A rear facing single bedroom.

Bedroom Four

7'9 x 7'7 (2.36m x 2.31m)
A rear facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a corner bath, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

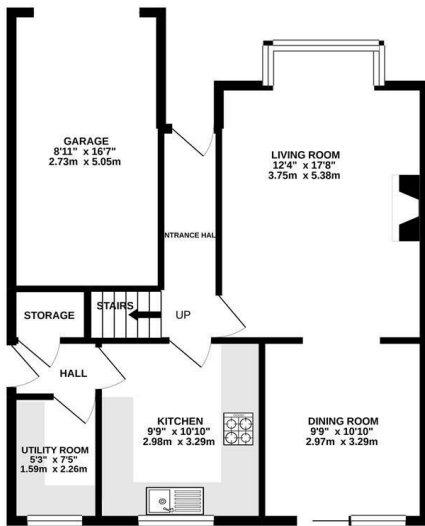
Outside

To the front of the property there is a garden with plants and shrubs, alongside a block paved driveway providing off street parking, leading to an Integral Garage.

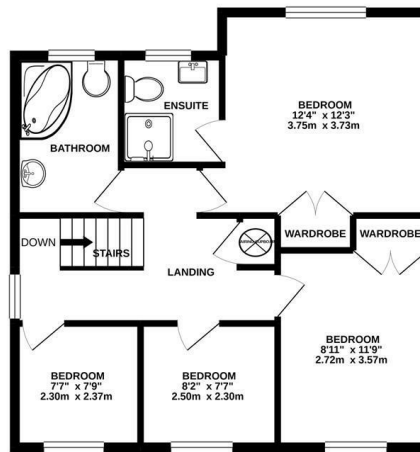
The block paving continues down the side of the property to a gate which opens to the enclosed rear garden, which comprises of a block paved patio, lawn with planted side borders and a decorative gravel seating area. There is also a hardstanding area with a garden shed.



GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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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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		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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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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, multi-fuel stove, 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 College 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

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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