



1 Forest Drive,  
Pilsley, S45 8EA

OFFERS IN THE REGION OF

£289,950

W  
WILKINS VARDY

OFFERS IN THE REGION OF

£289,950

FANTASTIC MODERN DETACHED FAMILY HOME WITH GARAGE AND PLEASANT ENCLOSED REAR GARDEN

This superb four double bedroomed, two 'bathroomed' detached family home, built by the current owner in 2018, offers an impressive 1412 sq.ft. of immaculately presented accommodation, which includes two reception rooms and a large open plan dining kitchen with bay looking out onto a landscaped rear garden. With detached single garage and garden store, this property is an ideal opportunity for a growing family.

The property is situated in this popular village, close to the various amenities in Pilsley and well placed for nearby countryside and for routes towards Chesterfield, Clay Cross and the M1.

- Superb 2018 Detached Family Home
- Two Reception Rooms
- Superb Dining Kitchen
- Utility Room & Cloaks/WC
- Four Double Bedrooms
- En Suite & Family Bathroom
- Detached Single Garage and store
- Attractive Enclosed Rear Garden
- 1412 sq.ft. of Accommodation
- EPC Rating: B

### General

Gas central heating (Ideal Combi Boiler)  
Warranty - Architects Certificate  
Security alarm system and CCTV installed  
uPVC double glazed windows and doors  
Stained oak internal doors throughout  
Gross internal floor area - 131.2 sq.m./1412 sq.ft.  
Council Tax Band - D  
Secondary School Catchment Area - Tibshelf Community School: A  
Specialist Sports College

### On the Ground Floor

**Storm Porch**  
With light and a composite entrance door opening into the ...

**Entrance Hall**  
Fitted with laminate flooring and having a built-in under stair store and staircase rising to the First Floor accommodation.

**Study**  
8'4 x 7'5 (2.54m x 2.26m)  
A versatile front facing reception room.

**Cloaks/WC**  
Fitted with laminate flooring and having a white 2-piece suite comprising of a wash hand basin with storage unit below and low flush WC.

**Living Room**  
15'9 x 11'1 (4.80m x 3.38m)  
A good sized bay fronted reception room having French doors opening into the ...

**Superb Dining Kitchen**  
25'9 x 11'1 (7.85m x 3.38m)  
Spanning the full width of the property and fitted with a range of white hi-gloss wall, drawer and base units with plinth lighting and complementary work surfaces and upstands, including a breakfast bar.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a dishwasher, fridge/freezer, electric double oven and 4-ring induction hob with glass splashback and extractor hood over.  
Laminate flooring and downlighting.  
French doors overlook and open onto the rear garden.

**Utility Room**  
7'5 x 5'5 (2.26m x 1.65m)  
Fitted with a range of white hi-gloss wall and base units with complementary work surfaces and upstands.

Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for an automatic washing machine.  
Laminate flooring.  
A uPVC entrance door opens onto the drive.

### On the First Floor

**Landing**  
With loft access hatch.

**Master Bedroom**  
13'6 x 11'1 (4.11m x 3.38m)  
A dual aspect double bedroom having a built-in double wardrobe. A door gives access into the ...

**En Suite Shower Room**  
Fitted with a white 3-piece suite comprising of a fully tiled shower cubicle with mixer shower, wash hand basin with storage unit below and low flush WC.  
Vinyl flooring.

**Bedroom Two**  
14'1 x 10'11 (4.29m x 3.33m)  
A front facing double bedroom having a built-in double wardrobe.

**Bedroom Three**  
13'8 x 10'0 (4.17m x 3.05m)  
A rear facing double bedroom having a built-in double wardrobe.

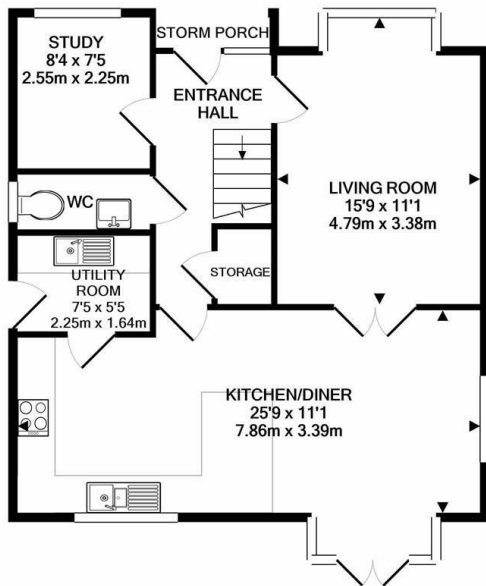
**Bedroom Four**  
11'2 x 7'7 (3.40m x 2.31m)  
A dual aspect double bedroom.

**Family Bathroom**  
Being fully tiled and fitted with a contemporary white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, wash hand basin with storage unit below and low flush WC.  
Tiled floor.

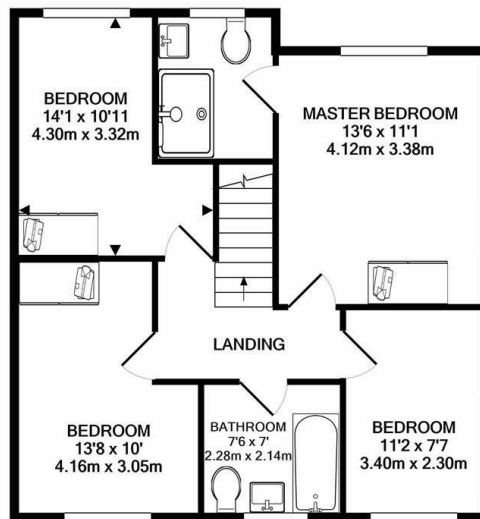
**Outside**  
The property sits on a corner plot, having a tarmac drive/turning area to the front providing ample off street parking, leading to a detached single garage having light and power. There is also a low maintenance plum slate garden interspersed with shrubs.

A gate gives access to the enclosed rear garden which comprises of a paved patio and a lawn with plum slate corner bed. There is also an attached brick built garden store to the rear of the garage.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1412 SQ.FT. (131.2 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  
Made with Metropix ©2020

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>92</b>               |
| (81-91) <b>B</b>                            | <b>84</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |                         |
|-----------------------------------------------------------------|-----------|-------------------------|
|                                                                 | Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                         |
| (92 plus) <b>A</b>                                              |           | <b>91</b>               |
| (81-91) <b>B</b>                                                | <b>85</b> |                         |
| (69-80) <b>C</b>                                                |           |                         |
| (55-68) <b>D</b>                                                |           |                         |
| (39-54) <b>E</b>                                                |           |                         |
| (21-38) <b>F</b>                                                |           |                         |
| (1-20) <b>G</b>                                                 |           |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |
| England & Wales                                                 |           | EU Directive 2002/91/EC |

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

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, 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.



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

wilkins-vardy.co.uk