



Offers Over £310,000 Freehold

42 LANSBURY AVENUE | PILSLEY | CHESTERFIELD | S45 8EH

**BuckleyBrown**  
ESTATE AGENTS



## A WARM WELCOME AWAITS!...

We are delighted to present this characterful and charming five-bedroom detached property, perfectly positioned in the desirable village of Pilsley, Chesterfield. Offering generous living spaces, thoughtful touches, and a homely feel throughout, this is a wonderful family home close to excellent amenities, schools, and transport links.

Upon entry, you are greeted by a welcoming hallway that sets the tone for the rest of the property, complete with a handy ground-floor WC for added convenience. The kitchen provides a practical space for everyday cooking, complemented by a separate utility room for additional storage and appliances. Flowing from the kitchen is the dining room, a versatile hub for family meals or entertaining. From here, sliding doors lead into the conservatory, a light-filled space with surrounding windows and doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. The dining room also connects through sliding doors to the cosy living room, which is centred around a bay window to the front elevation—perfect for relaxing with loved ones in a comfortable and inviting setting.

Upstairs, the property offers five bedrooms, each providing space for your personal furnishings. The master bedroom benefits from a fitted wardrobe and its own en-suite, adding comfort and privacy. The remaining bedrooms are served by a well-sized family bathroom, making the first floor both practical and functional for family life.

Externally, the front of the property features a garage and driveway, providing ample off-street parking. The rear garden is a private haven, boasting a laid lawn and patio seating area, all surrounded by mature trees, shrubbery, and secure fencing—ideal for outdoor dining, relaxing, or entertaining in a peaceful setting.

Call today to arrange a viewing!!!





#### Entrance Hall

With tiled flooring, window to the front elevation, stairs rising to the first floor, a built in storage cupboard and surrounding doors providing access into;

#### Kitchen 9'2" x 10'11"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window to the rear elevation, a door providing access into the utility room and an open plan design through to the dining room.

#### Dining Room 9'2" x 11'6"

With tiled flooring, sliding doors opening into the living room and sliding doors opening into the conservatory.

#### Conservatory 9'10" x 11'6"

With surrounding windows and double doors opening onto the rear garden.

#### Living Room 15'0" x 16'4"

With laid for wooden flooring, window to the front elevation and double doors opening into the hall.

#### Utility Room 5'8" x 8'6"

With further cabinetry, worktop surfaces and space and plumbing for a washing machine. With a window and door to the rear elevation.

#### WC 3'9" x 4'7"

With a low flush WC and a hand wash basin.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 11'1" x 12'8"

With laid wooden flooring, fitted wardrobes and a window to the front elevation. This room benefits from its own en-suite facility.

#### En-suite 3'3" x 7'5"

Complete with a three piece suite including a



shower, low flush WC and a hand washing basin. With a window to the side elevation.

#### Bedroom Two 8'5" x 10'7"

With laid wooden flooring and a window to the front elevation.

#### Bedroom Three 7'4" x 11'1"

With carpeted flooring and a window to the rear elevation.

#### Bedroom Four 7'4" x 10'9"

With laid wooden flooring and a window to the side elevation.

#### Bedroom Five 8'5" x 9'3"

With laid wooden flooring and a window to the rear elevation.

#### Bathroom 5'6" x 8'1"

Complete with a four piece suite including a bath, shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Outside

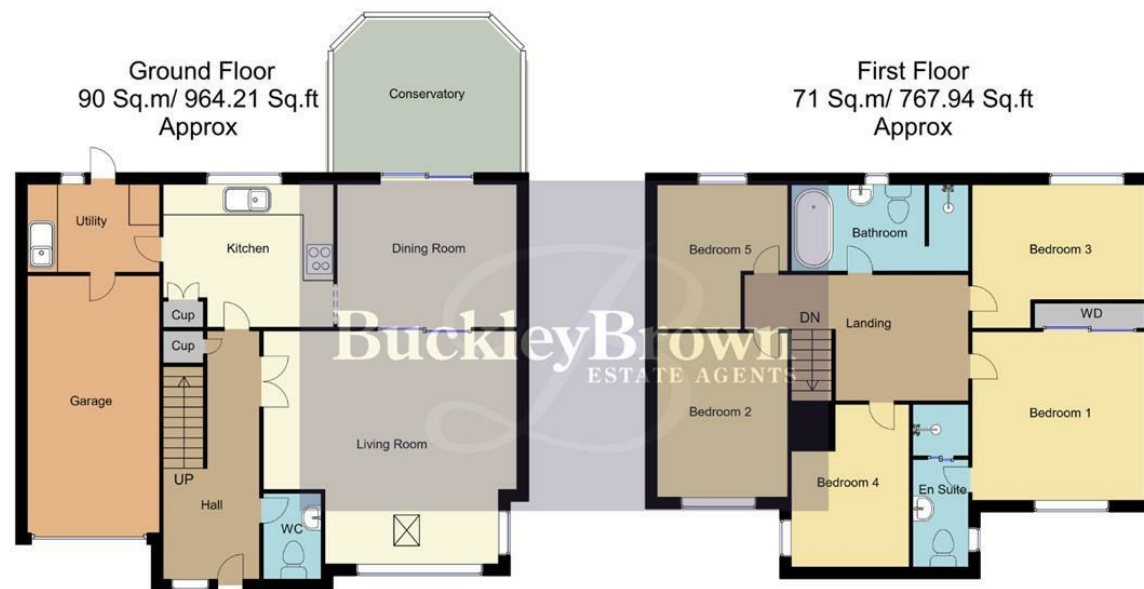
The front of the property benefits from a garage and driveway, providing ample off-street parking. The rear garden offers a laid lawn and patio seating area, all surrounded by mature trees, shrubbery and fencing.

#### Garage 8'6" x 17'1"

Accessible from the front and rear elevation.



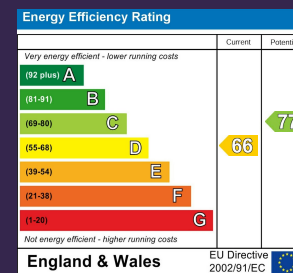




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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