



Rupert Street, Lower Pilsley, Chesterfield, Derbyshire S45 8DB

2 1 1 EPC C

£250,000

PINEWOOD



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£250,000

**2 bedrooms
1 bathrooms
1 receptions**

- NO CHAIN - SEMI RURAL SECLUDED POSITION - PRIVATE DRIVEWAY TO PROPERTY SHARED WITH N0 1
- SINGLE GARAGE AND AMPLE DRIVEWAY PARKING FOR SEVERAL CARS
 - PANORAMIC COUNTRYSIDE VIEWS - REAR LANDSCAPED GARDEN
 - TWO DOUBLE BEDROOMS
 - JACK N JILL SHOWER ROOM TO BEDROOM ONE AND HALLWAY
- MODERN SLEEK WELL STOCKED KITCHEN WITH INTEGRATED APPLIANCES
- CONSERVATORY/SUNROOM - PERFECT FOR THAT MORNING COFFEE WITH VIEWS!
 - LIVING ROOM WITH DINING AREA
- LPG HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - EPC RATING C
- PLEASE NOTE N0 1 RUPERT STREET IS ALSO FOR SALE - FOUR/FIVE BED DETACHED WITH ANNEXE



VIEWS VIEWS VIEWS...FANTASTIC OPPORTUNITY TO OWN THIS DETACHED BUNGALOW.....

NO CHAIN...Embrace the tranquility of this charming detached bungalow, where stunning views take your breath away and every morning can begin with a coffee on the patio!

Nestled along a private road, this delightful property was built in 2018 and offers a sense of seclusion. Ample parking is available to the side and front of the bungalow, providing convenient access to a generously sized single garage. Surrounding pathways lead to a charming patio seating area and a well-maintained enclosed lawned garden, perfectly positioned to take in the far-reaching panoramic countryside views.

Inside, the home is beautifully presented and thoughtfully laid out. An inviting entrance hall leads to two spacious double bedrooms, a contemporary jack n jill wet room, and a modern well stocked and appointed kitchen with integrated appliances. The open-plan living and dining room provides a versatile space, while the sunroom/conservatory fills the interior with natural light and offers a seamless connection to the outdoor scenery.

With internal access to the single garage, there is excellent potential to reconfigure or expand the living space, subject to the necessary consents.

The property features uPVC double-glazed windows throughout and benefits from efficient LPG central heating. Classified as Freehold, it falls under council tax band C and has an EPC rating of C

This is a unique opportunity to enjoy a countryside lifestyle in a well-maintained home. Viewing is highly recommended to fully appreciate everything this property has to offer!

Please Note: 1 Rupert Street is also available for sale and can be included as part of a combined transaction

VIDEO TOUR AVAILABLE

ENTRANCE HALL

The property is entered through the composite door into the welcoming entrance hall.

LOUNGE/DINING ROOM

17'1" x 16'4" (5.21 x 5.00)

The lounge/dining room is the heart of the home and features the same elegant laminate flooring as the bedrooms and hall, a central heating radiator, and double patio doors leading to a conservatory/sun room.

KITCHEN

16'1" x 5'11" (4.91 x 1.56)

A contemporary space with black butcher's block-style worktops, a three-quarter bowl sink with a swan-neck mixer tap, built-in Zanussi oven and induction four ring hob with a metal splash back and extractor, integrated fridge. White units with silver handles and under-unit lighting complete the sleek design.

CONSERVATORY/SUN ROOM

11'6" x 7'5" (3.53 x 2.28)

The conservatory, with matching flooring, opens out to the garden, creating a seamless indoor-outdoor flow.

WET ROOM

10'2" x 5'0" (3.12 x 1.53)

The wet room features tiled flooring, a sleek vanity unit with a built-in sink and toilet, ample storage cupboards, a heated towel rail, and a walk-in shower with tiled splash back. A uPVC window with opaque glass ensures privacy.

BEDROOM ONE

12'0" x 10'2" (3.68 x 3.12)

Bedroom one is a double room which includes wood-style laminate flooring, a central heating radiator, and a uPVC window, the wet room is accessible via double doors.

BEDROOM TWO

14'5" x 8'3" (4.40 x 2.54)

This double bedroom is finished with laminate flooring, a central heating radiator, and a uPVC window, offering a bright and airy feel.

SINGLE GARAGE

18'5" x 10'6" (5.62 x 3.22)

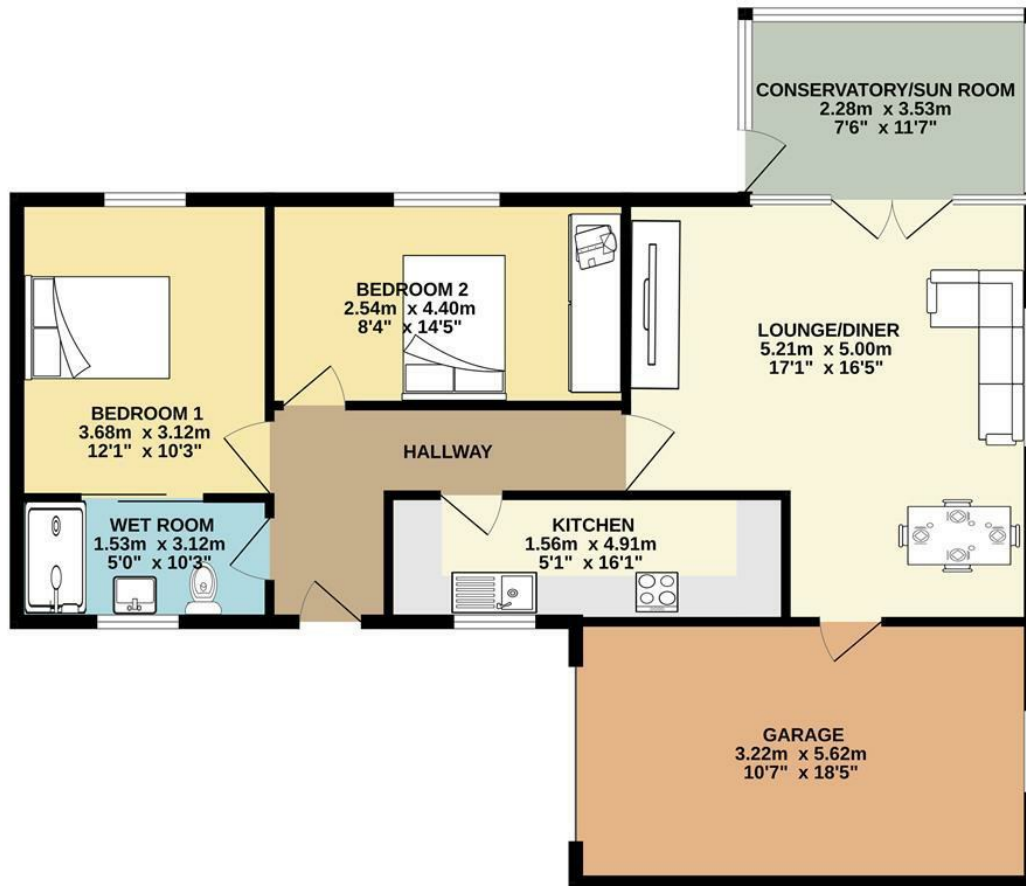
The single garage has double wooden doors, water, lighting and power.

OUTSIDE

To the front is a gravel driveway with parking for several cars, to the rear is an enclosed and landscaped south west facing garden with patio, lawn and beautiful panoramic views.



GROUND FLOOR
91.4 sq.m. (983 sq.ft.) approx.



TOTAL FLOOR AREA: 91.4 sq.m. (983 sq.ft.) 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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GENERAL INFORMATION
COUNCIL TAX BAND - C - NEDDC
TENURE - FREEHOLD
TOTAL FLOOR AREA - 983.00 sq ft / 91.4 sq m
EPC RATING - C
GAS HEATING- COMBI BOILER - LPG HEATING
UPVC DOUBLE GLAZING
DAMP PROOF COURSE
LOFT INSULATION
ALL VERTICAL BLINDS INCLUDED IN THE SALE

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

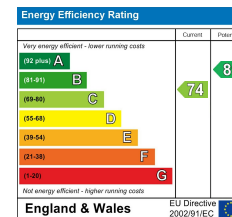
RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.



Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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