



32 Lansbury Avenue,
Pilsley, S45 8EH

OFFERS IN THE REGION OF

£310,000

W
WILKINS VARDY

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£310,000

SUPERBLY SPACIOUS FAMILY HOME WITH SUPERB LOUNGE/DINER & CONSERVATORY

This delightful four bedroomed, two 'bathroomed' detached family home offers generously proportioned and contemporary styled accommodation, which includes a modern kitchen with utility room off and a superbly generous dual aspect lounge/diner with French doors opening into a lovely conservatory. With off street parking, single garage and attractive 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.

- Attractive Detached Family Home
- Modern Kitchen with Utility Room off
- Cloaks/WC
- Generous 'L' Shaped Lounge/Diner
- Brick/uPVC Double Glazed Conservatory
- En Suite Bathroom & Family Shower Room
- Four Good Sized Bedrooms
- Integral Garage & Off Street Parking
- Mature Enclosed Rear Garden
- EPC Rating: C

General

Gas central heating (Baxi Platinum Combi Boiler)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 144.7 sq.m./1557 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School: A
Specialist Sports College

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Having a tiled floor downlighting and a built-in under stair store cupboard.
A staircase rises to the First Floor accommodation.
An opening leads through into the kitchen.

Cloaks/WC

Fitted with a 2-piece white suite comprising of a wash hand basin with vanity unit below, and a low flush WC.

Kitchen

16'1 x 7'6 (4.90m x 2.29m)
Being part tiled and fitted with a range of light oak wall, drawer and base units with under unit and LED plinth lighting and complementary work surfaces over.
Inset 1½ bowl single drainer sink with pull out hose spray mixer tap.
Integrated appliances to include a fridge, electric oven and 5-ring gas hob with stainless steel extractor hood over.
Tiled floor and downlighting.
A door from here gives access into the ...

Utility Room

9'10 x 6'0 (3.00m x 1.83m)
Being part tiled and fitted with a range of light oak wall and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
This room also houses the gas boiler.
Tiled floor.
A uPVC double glazed door gives access onto the side of the property.

'L' Shaped Lounge/Diner

23'1 x 19'0 (7.04m x 5.79m)
A most generous dual aspect reception room having a feature marble fireplace with inset pebble bed electric fire.
Downlighting.
French doors open and give access into the ...

Brick/uPVC Double Glazed Conservatory

12'2 x 9'3 (3.71m x 2.82m)
A lovely conservatory having uPVC double glazed French doors which overlook and open onto the rear of the property.

On the First Floor

Landing

With loft access hatches.

Bedroom One

12'8 x 10'11 (3.86m x 3.33m)
A good sized rear facing double bedroom. A door gives access to an ...

En Suite Bathroom

Being fully tiled and fitted with a contemporary white 3-piece suite comprising of a freestanding bath with floor mounted mixer tap, semi pedestal wash hand basin and a low flush WC.
Vertical heated towel radiator.
Tiled floor with under floor heating.

Bedroom Two

15'4 x 7'10 (4.67m x 2.39m)
A good sized front facing double bedroom.

Bedroom Three

13'10 x 9'3 (4.22m x 2.82m)
A good sized front facing double bedroom.

Bedroom Four

9'11 x 7'9 (3.02m x 2.36m)
A good sized single bedroom with window to the side elevation, currently used as a dressing room.

Family Shower Room

Being fully tiled and fitted with a contemporary white 3-piece suite comprising a walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a low flush WC.
Chrome heated towel radiator.
Downlighting and tiled floor with under floor heating.

Outside

To the front of the property there is a block paved driveway with decorative pebble corner bed, providing off street parking and leading to an integral single garage having light and power.

To the rear of the property there is an enclosed garden comprising a paved patio and lawn with planted side borders.





TOTAL FLOOR AREA: 1557 sq.ft. (144.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this 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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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, electric fire, 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 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(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 (CO₂) 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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