



3 The Pinfold,
Glapwell, S44 5PU

GUIDE PRICE

£550,000

W
WILKINS VARDY

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£550,000

GUIDE PRICE £525,000 TO £550,000 - IMMACULATE PROPERTY - HIGH SPECIFICATION ACCOMMODATION - VERSATILE LAYOUT - DOUBLE GARAGE - LANDSCAPED PLOT

This stunning property has been lovingly upgraded by the current owners and offers a unique layout with features rarely found in a property of this type. The main living accommodation is on the ground floor, with three good sized bedrooms and two substantial reception rooms. There are two contemporary bathrooms and a superb kitchen with quartz worktops and integrated appliances.

A key feature to this property is a fantastic lower ground floor level which comprises two additional large reception rooms, the main sitting room opening out onto the rear garden, a shower room, double garage and large store/workshop.

The Pinfold is a highly regarded cul-de-sac of well appointed homes just off Back lane and therefore conveniently situated for routes into Chesterfield and for the M1.

- Immaculate Property with a Substantial Footprint & Versatile Accommodation
- 2274 sq. ft. Including Garage and Storage
- Four Large Reception Rooms
- Three Good Sized Bedrooms, The Master Having an En-Suite
- High Specification Kitchen with Quartz Worktops and Integrated Appliances
- Parking & Double Integral Garage
- Large Store Room / Workshop To The Rear of The Garage
- Two Further Bathrooms
- Stunning Landscaped & Planted Gardens to the Front & Rear
- EPC Rating: C

General

Gas central heating (Worcester Greenstar Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 2274 sq ft / 211.3 sq m (Including garage and Storage)
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

Having a built-in cupboard housing the gas boiler. A staircase from here leads down to the Lower Ground Floor.

Master Bedroom

16'8 x 11'5 (5.08m x 3.48m)
A good sized front facing double bedroom having a range of fitted wardrobes with sliding doors. A door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.
Tiled floor.

Bedroom Two

12'1 x 10'2 (3.68m x 3.10m)
A good sized rear facing double bedroom having a range of fitted wardrobes with sliding doors.

Bedroom Three

8'10 x 8'2 (2.69m x 2.49m)
A good sized rear facing double bedroom having a fitted wardrobe with sliding doors.

Family Bathroom

Being part tiled and fitted with a white 4-piece suite comprising a shower cubicle with mixer shower, panelled bath, wash hand basin with storage below and a low flush WC.
Chrome heated towel rail.
Vinyl flooring.

Dining Room

10'1 x 10' (3.07m x 3.05m)
A good sized front facing reception room. An open archway leads through into a ...

Living Room

18'8 x 13'1 (5.69m x 3.99m)
A good sized reception room having a box bay window and a feature fireplace with fitted gas fire.

Kitchen

12'3 x 11'10 (3.73m x 3.61m)
Being part tiled and fitted with a range of white wall, drawer and base units with complementary quartz work surfaces over, including a central island unit fitted with pan drawers/breakfast bar.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, microwave combination oven, electric oven and a Radiant 5-ring ceramic hob with extractor hood over.
Vinyl cushioned flooring.
A uPVC double glazed door gives access onto the side of the property.

On the Lower Ground Floor

Lounge

22'2 x 15'1 (6.76m x 4.60m)
A good sized reception room fitted with wood flooring and having uPVC double glazed French doors which overlook and open onto the rear patio. A door from here gives access into the Double Garage.

Office/Study

20' x 10' (6.10m x 3.05m)
A versatile room having a range of built-in wardrobes and fitted shelving units.

Shower Room

Being fully tiled and fitted with a 3-piece suite comprising a corner shower cubicle with electric shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel radiator.
Tiled floor.

Utility/Kitchenette

Having an inset 1½ bowl single drainer stainless sink with mixer tap.
Fitted with a range of integrated appliances to include a microwave, electric oven and a 4-ring hob.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.

Store Room

Having light, power and fitted shelving units.

Outside

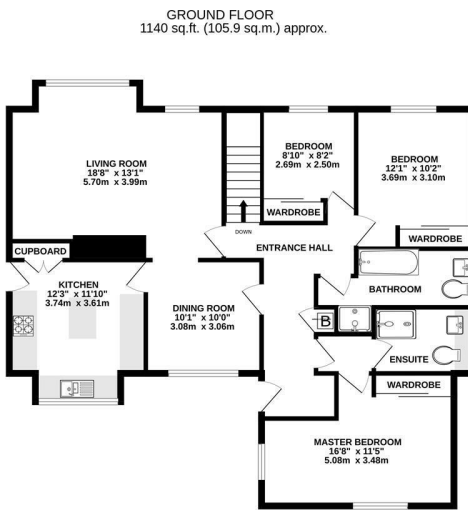
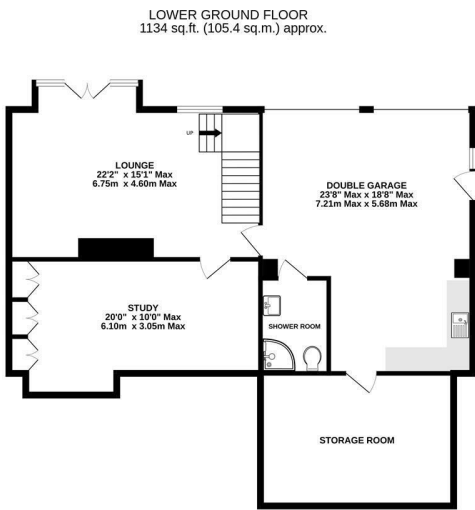
To the front of the property there are attractive lawned gardens with borders of plants and shrubs.

A service road gives access to the rear of the property where there is a block paved drive providing off street parking, leading to the double garage. There is also a lawned garden with mature planted borders.

Double Garage

23'8x18'8 (7.21mx5.69m)
Having two electric 'up and over' doors, light, power and personnel door.





TOTAL FLOOR AREA : 2274 sq.ft. (211.3 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		
	69	77
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



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 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 The Bolsover 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.



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