



83 Station Road,
Pilsley, S45 8BD

£575,000

W
WILKINS VARDY

£575,000

STUNNING EXECUTIVE DETACHED FAMILY HOME - 2309 Sq ft OF ACCOMMODATION - FIVE DOUBLE BEDS - THREE BATHROOMS - AMPLE WORK FROM HOME SPACE - SUPERB VIEWS OVER OPEN FIELDS TO THE REAR

Built in 2020 and benefitting from the remaining term of a 10 Year New Build Warranty is this impressive detached family home offering generously proportioned and contemporary styled accommodation. The property boasts two reception rooms, five double bedrooms, two of which have French doors opening onto a balcony, and three modern bathrooms. The standout feature of this property is the superb open plan kitchen/dining/family room having a range of integrated appliances and bi-fold doors opening onto the enclosed rear garden which backs onto open fields. Parking will never be an issue with space for multiple vehicles and an integral garage.

Situated in a popular village location, the property is well placed for local amenities and for transport links towards Tibshelf, Clay Cross and Chesterfield.

- Stunning Executive Style Detached Family Home
- 2039 Sq Ft
- Cloaks/WC & Separate Utility Room
- Two Contemporary En Suite Shower Rooms & 4-Piece Family Bathroom
- Good Sized Enclosed Rear Garden with Patio
- Remaining Term of 10 year New Build Warranty
- Superb Open Plan Kitchen/Dining/Family Room with Bi-Fold Doors
- Five Double Bedrooms, two with French doors opening onto a Balcony
- Integral Garage & Ample Off Street Parking
- EPC Rating: B

General

Gas central heating (Ideal Logic Max System Boiler)
Sealed unit double glazed windows
Under floor heating throughout
Oak internal doors throughout
Security alarm system
CCTV cameras to the front and back of the property
Gross internal floor area - 214.5 sq.m./2309 sq.ft. (including Garage)
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School - A Specialist Sports College

On the Ground Floor

A composite front entrance door with glazed side panel opens into an ...

Entrance Hall

16'10 x 8'2 (5.13m x 2.49m)
Having a tiled floor. A staircase with oak and glass balustrade rises up to the First Floor accommodation.

Cloaks/WC

5'11 x 2'8 (1.80m x 0.81m)
Fitted with a white 2-piece suite comprising of a vanity wash hand basin and a low flush WC.
Tiled floor.

Living Room

15'7 x 12'11 (4.75m x 3.94m)
A good sized bay fronted reception room.

Study/Snug/Bedroom

12'11 x 8'4 (3.94m x 2.54m)
A versatile reception room with side facing window.

Open Plan Kitchen/Dining/Family Room

29'7 x 15'8 (9.02m x 4.78m)
A spacious room, fitted with a range of two tone hi-gloss wall, drawer and base units with complementary work surfaces and upstands, including an island unit.
Inset stainless steel sink with flexible hose spray mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, microwave oven, Neff electric double oven and Neff induction hob.
Tiled floor and downlighting.
Bi-fold doors overlook and open onto the rear patio.

Utility Room

12'3 x 5'9 (3.73m x 1.75m)
Fitted with a range of hi-gloss wall and base units with complementary work surface and upstands.
Inset single drainer sink with flexible hose spray mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer or under counter fridge or freezer.
Tiled floor and downlighting.
A composite door gives access onto the side of the property, and an internal door gives access into the garage.

On the First Floor

Landing

With oak and glass balustrades.

Master Bedroom

13'6 x 12'11 (4.11m x 3.94m)
A spacious bay fronted double bedroom. A door gives access into an ...

En Suite Shower Room

6'4 x 6'0 (1.93m x 1.83m)
Being part tiled and fitted with a 3-piece white suite comprising of a corner shower cubicle with mixer shower, counter top wash basin with storage below and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom Two

13'6 x 12'10 (4.11m x 3.91m)
A spacious rear facing double bedroom having French doors which open to a balcony which has views across open fields. A door gives access into an ...

En Suite Shower Room

6'7 x 6'0 (2.01m x 1.83m)
Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with mixer shower, counter top wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom Three

13'7 x 12'8 (4.14m x 3.86m)
A spacious front facing double bedroom.

Bedroom Four

12'11 x 12'4 (3.94m x 3.76m)
A good sized double bedroom with French doors opening to a balcony which has views across open fields.

Bedroom Five

9'1 x 9'0 (2.77m x 2.74m)
A rear facing double bedroom.

Family Bathroom

13'10 x 6'7 (4.22m x 2.01m)
Being part tiled and fitted with a contemporary white 4-piece suite comprising of a freestanding back to wall double ended bath with bath/shower mixer tap, walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

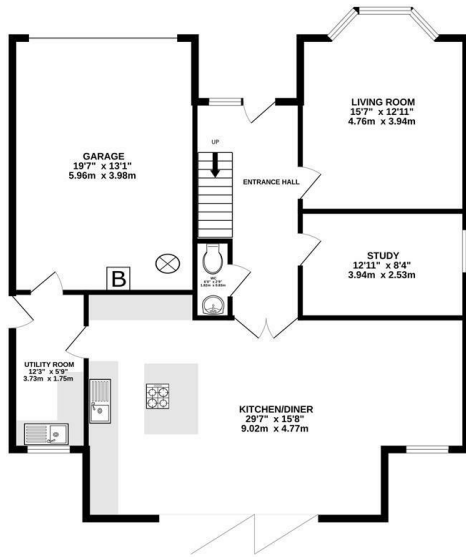
Outside

A large tarmac driveway provides parking for multiple cars and leads to the larger than average Integral Garage which has an electric door and houses the system boiler, hot water cylinder and EV charging point. The front garden is laid to lawn.

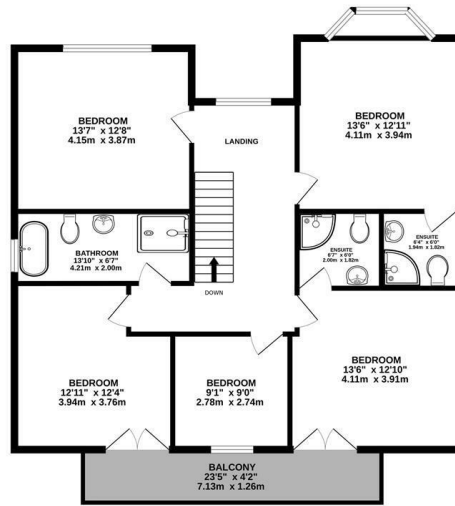
A paved path leads down the side of the property to a good sized enclosed rear garden which is laid to lawn and has a paved patio.



GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 2309 sq.ft. (214.5 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		86
(69-80) C		
(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 (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 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

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