



Warren Close
Pilsley Chesterfield

Warren Close Pilsley Chesterfield S45 8ES

for sale
£220,000



Property Description

Hall and Benson are delighted to offer for sale this three bedroom detached family home located in the popular village of Pilsley. Having excellent road network links yet being within easy access of Derbyshire countryside including the Five Pits trail. The well presented accommodation briefly comprises; entrance hall, lounge, open plan dining kitchen and conservatory, The first floor has a landing, three bedrooms and a family bathroom. Outside the front of the home has a lawned garden area with drive, garage and path leading to the front of the home. The rear of the home enjoys an enclosed low maintenance rear garden and gated access to the front. Viewing absolutely essential to full appreciate the accommodation on offer.

Entrance Hall

The home is entered by a front entrance door into the hallway having a gas central heating radiator, vinyl flooring and stairs rising to the first floor.

Lounge

14' 4" x 10' 10" (4.37m x 3.30m)

With a UPVC double glazed window to the front elevation, gas central heating radiator, gas fire and ceiling light,

Kitchen Diner

14' x 13' (4.27m x 3.96m)

Fitted with an attractive modern range of wall and base units having complementary worktop which incorporates a sink drainer

unit. A gas hob with electric fan assisted oven under, extractor fan, integrated appliances including dishwasher and modern island with seating space. There is a UPVC double glazed window to the side elevation. two UPVC doors to the rear, vinyl flooring, under stairs storage cupboard and gas central heating radiator.

Conservatory

10' 7" x 7' 7" (3.23m x 2.31m)

A UPVC conservatory with vinyl flooring and UPVC door to the rear elevation.

Landing

With a UPVC double glazed window to the side elevation, loft hatch access and storage cupboard.

Bedroom One

13' 3" x 8' 11" (4.04m x 2.72m)

With a UPVC double glazed window to the rear elevation, gas central heating radiator, ceiling light and carpeted flooring.

Bedroom Two

7' 10" x 11' 1" (2.39m x 3.38m)

With a UPVC double glazed window to the front elevation, gas central heating radiator and ceiling light.

Bedroom Three

6' x 6' 7" (1.83m x 2.01m)

With a UPVC double glazed window to the front elevation, gas central heating radiator,

ceiling light and carpeted flooring.

Bathroom

Recently refitted with a modern white three piece suite comprising of shower cubicle with mains shower over, low level W/C , vanity unit with sink over. complementary tiled flooring and walls. Modern vertical gas central heating radiator and a UPVC double glazed window to the side elevation.

Outside

The front of the home benefits from a driveway leading to the side of the property with gated access to the garage. There is lawned fore garden and pathway leading to the front entrance door. The rear of the home enjoys a fully enclosed rear garden with two paved patio areas and artificial lawned areas.. There is an outside light, electric car charger, power and tap.

Garage

With up and over door, power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: C Council Tax
 Band: B

view this property online hallandbenson.co.uk/Property/ALF103590

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF103590 - 0003