



23 Rupert Street, Lower Pilsley, Chesterfield, S45 8DB  
£295,000





Nestled in the charming village of Lower Pilsley, Chesterfield, this stunning new build property on Rupert Street offers a perfect blend of modern living and picturesque surroundings. Spanning four spacious floors, this house is designed to provide ample room for both relaxation and entertainment.

Upon entering, you will be greeted by a welcoming reception room that sets the tone for the high standard of living throughout the home. The property boasts three well-appointed bedrooms, each designed to offer comfort and tranquillity. The two contemporary bathrooms are fitted with modern fixtures, ensuring convenience for family living.

The heart of the home is undoubtedly the modern kitchen, which is equipped with the latest appliances and stylish finishes, making it a delightful space for culinary enthusiasts. The open layout allows for seamless interaction between the kitchen and living areas, perfect for hosting gatherings or enjoying quiet family evenings.

Outside, the property features off-street parking on a tarmac driveway, providing both convenience and security. The location is truly exceptional, offering breathtaking views that enhance the overall appeal of the home. With its excellent position, residents can enjoy the tranquillity of village life while remaining within easy reach of Chesterfield's amenities.

This property is an ideal choice for those seeking a contemporary home in a serene setting, combining modern comforts with the beauty of the surrounding landscape. Don't miss the opportunity to make this exquisite house your new home.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## GROUND FLOOR

### Entrance Hallway

15'8" x 6'6" (4.79 x 2.00)

Providing access to the Kitchen Diner, WC, Storage Cupboard and stairs to the Living Room and up to the First Floor.

### WC

Comprising of a low flush WC, Pedestal wash basin with storage below and double glazed window with obscured glass.

### Kitchen Diner

15'8" x 10'6" (4.79 x 3.21)

This is located to the front of the property and has a stunning kitchen with ample wall and base units with large worktop and single sink with mixer tap over. An electric hob and electric integrated oven with microwave above is also on offer including 2 double glazed windows and radiator.

## LOWER GROUND FLOOR

### Living Room

14'11" x 17'5" (4.57 x 5.31)

A large living room located to the rear of the property which boasts a large double glazed sliding door providing views and access out to the rear garden.

## FIRST FLOOR

### Landing

Providing access to the Bathroom and Bedrooms 2 and 3.

### Bedroom Three

10'5" x 6'6" (3.20 x 1.99)

A spacious single bedroom with double glazed window and radiator below.

### Bathroom

5'5" x 6'11" (1.66 x 2.13)

A spacious bathroom which has tiled walls and boasts a three piece bathroom suite in white including a low flush WC, floating sink with storage below and bath tub with shower over.

### Bedroom Two

9'0" x 10'4" (2.76 x 3.15)

A spacious double bedroom with large double glazed window with radiator below.

## SECOND FLOOR

### Bedroom One

11'10" x 10'7" (3.62 x 3.25)

A spacious double bedroom located to the front of the property. It has a large double glazed window with radiator below and access to its own En-Suite.

### En-Suite

5'7" x 5'9" (1.72 x 1.77)

A great addition which has tiled walls, chrome heated towel rail and double glazed window with obscured glass. It also boasts a low flush WC, floating sink with storage below and mixer tap and a large corner shower cubicle.

## EXTERNAL

### Front

A beautifully presented, stone built property with parking for multiple vehicles and access to the beautiful rear garden which will be laid to lawn.

### Rear

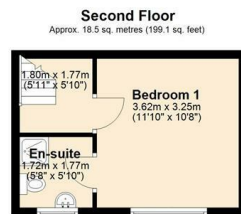
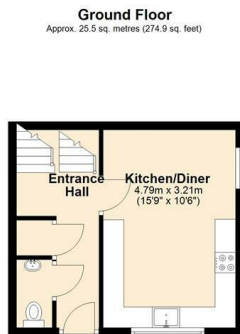
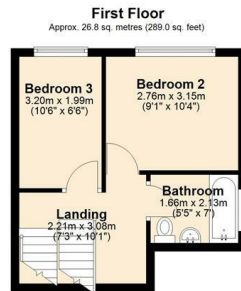
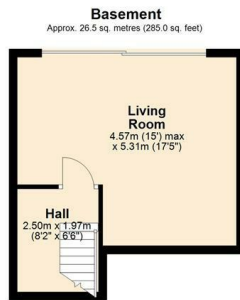
The rear garden has a lovely patio area and then will be laid to lawn with the modern fenced boundary.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.









Total area: approx. 97.4 sq. metres (1047.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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