



23A Rupert Street, Lower Pilsley, Chesterfield, S45 8DB
£1,200 Per month



****MINIMUM 12 MONTH TENANCY****

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



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.

Kitchen Diner

15'8" x 10'6" (4.79 x 3.21)
Located to the front of the property and has a beautiful Kitchen with ample wall and base units with large worktop and single sink with mixer tap over. There is also an electric hob and integrated electric oven and microwave. It also boasts 2 double glazed windows and radiator.

WC

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

LOWER GROUND FLOOR

Living Room

14'11" x 17'5" (4.57 x 5.31)
A spacious Living Room 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 radiator and double glazed window.

Bathroom

5'5" x 6'11" (1.66 x 2.13)
A spacious Bathroom which has tiled walls and boasts a low flush WC, floating sink with drawer below and large bath tub with shower over. There is also a chrome heated towel rail.

Bedroom Two

9'0" x 10'4" (2.76 x 3.15)
A spacious double bedroom which has a large double glazed window and radiator below.

SECOND FLOOR

Bedroom One

11'10" x 10'7" (3.62 x 3.25)
A large double bedroom located to the front of the property with large double glazed window with radiator below and access to it's 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 has a low flush WC, floating wash basin with mixer tap and drawer below and a large corner shower cubicle.

EXTERNAL

Front

A beautifully presented, stone built property which has a small front garden with driveway which can accommodate multiple vehicles and access around the back of the property also.

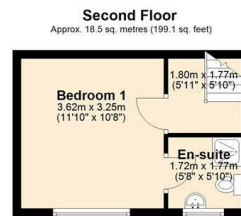
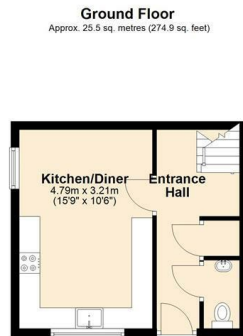
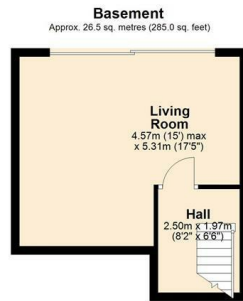
Rear

To the rear is a patio area and a beautifully fenced boarder surrounding the garden.

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) A	96	96
(81-91) B		
(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



4 Glumangate, Chesterfield, S40 1QA
 Telephone: 01246 232156
 E-Mail: residential@wtparker.com
 Website: www.wtparker.com