



26 Acacia Drive, Lower Pilsley – S45 8DY

£300,000 – £310,000 Freehold

Beautifully presented 2 bed detached bungalow in a quiet cul de sac. Spacious living, modern kitchen, large plot, gated parking, garage, near village amenities and Five Pits Trail. Easy M1 access.



P I N E W O O D



Nestled at the head of a peaceful cul de sac in a charming semi-rural village sits this beautifully presented detached 2 bed bungalow offering stylish and versatile accommodation throughout. The property features a contemporary fitted kitchen with an excellent range of units and worktop space, a spacious living and dining area with double French doors leading to the garden ideal for relaxing or entertaining, 2 well-proportioned double bedrooms, a dedicated dressing area with fitted wardrobes, and modern bathroom facilities with a separate shower and bathroom. Externally, the property benefits a generous plot of approximately 0.17 acres, the property also benefits from a gated driveway with parking for up to four cars and a single detached garage, providing secure and convenient parking solutions. The location is truly special, offering close proximity to all the village amenities and the picturesque Five Pits Trail, perfect for those who enjoy countryside walks and an active lifestyle. Easy access to the M1 motorway makes commuting straightforward, while the peaceful setting allows you to unwind and enjoy the best of village living. This inviting bungalow presents a fantastic chance to create your dream home in a sought-after location, combining practical features, generous proportions, and the potential to add your own personal touch. Viewing is highly recommended to fully appreciate all that this delightful



BREAKFAST KITCHEN

14' 2" x 9' 11" (4.32m x 3.02m)

A beautifully presented contemporary Wren kitchen featuring an extensive range of sleek handleless wall and base units, complemented by generous quartz worktops. The kitchen incorporates an inset one-and-a-half bowl sink with mixer tap, integrated double oven, induction hob with extractor above, and a built-in dishwasher. A combi boiler is also housed within the kitchen. Distinctive wood-effect wall finishes and coordinating flooring add warmth and character, while multiple double-glazed windows provide excellent natural light and pleasant views over the garden.

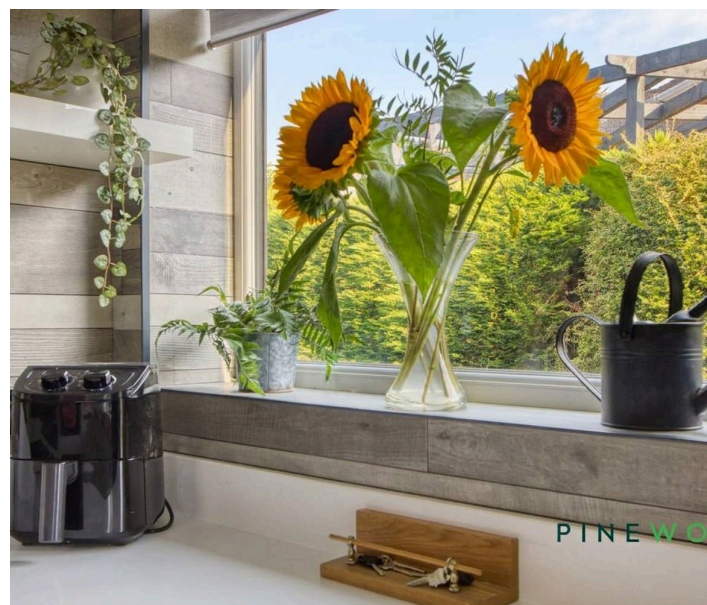
LOUNGE DINER

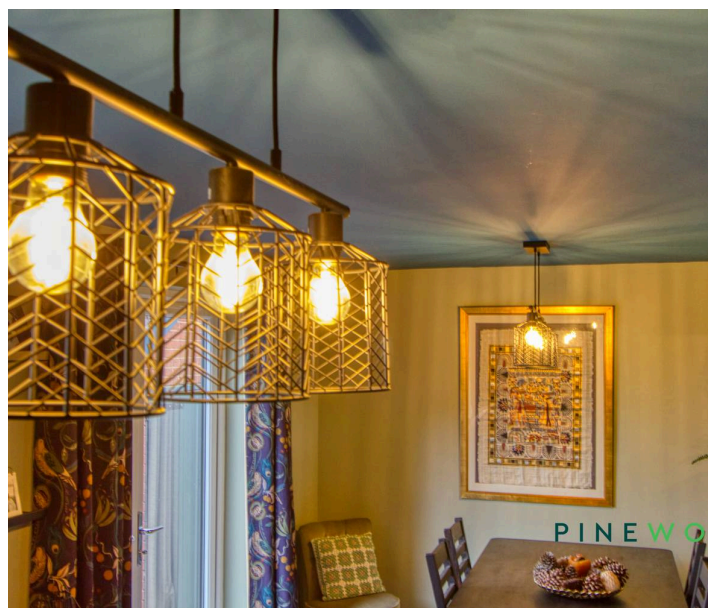
20' 8" x 13' 0" (6.29m x 3.95m)

A spacious and characterful lounge and dining room featuring a striking deep blue ceiling and coordinating bespoke fitted media and storage units. The room benefits from excellent natural light via a large double-glazed window, together with French doors providing direct access to the garden. Contemporary pendant lighting complements the distinctive décor, while the generous proportions provide clearly defined areas for both relaxing and dining.

SHOWER ROOM

A stylish and contemporary shower room finished with modern grey tiling to the walls and floor. The suite comprises a generous walk-in shower enclosure with rainfall shower, wash hand basin with vanity storage and WC. A frosted double-glazed window light and privacy, complemented by





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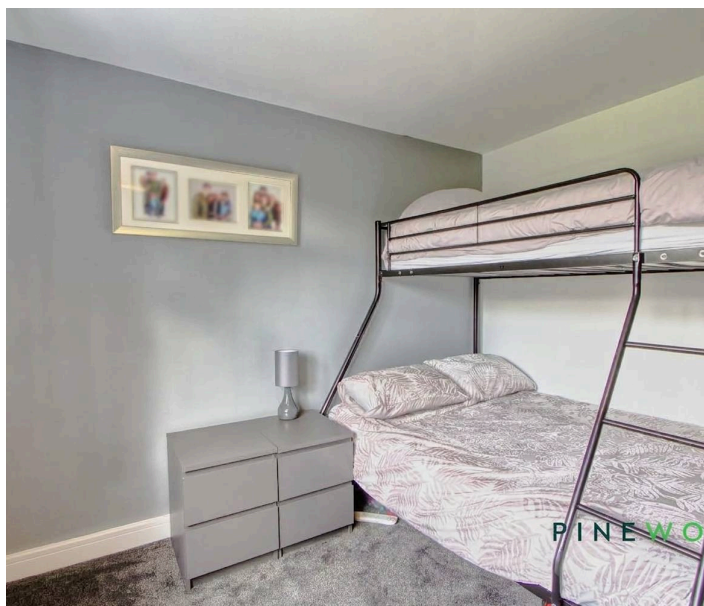
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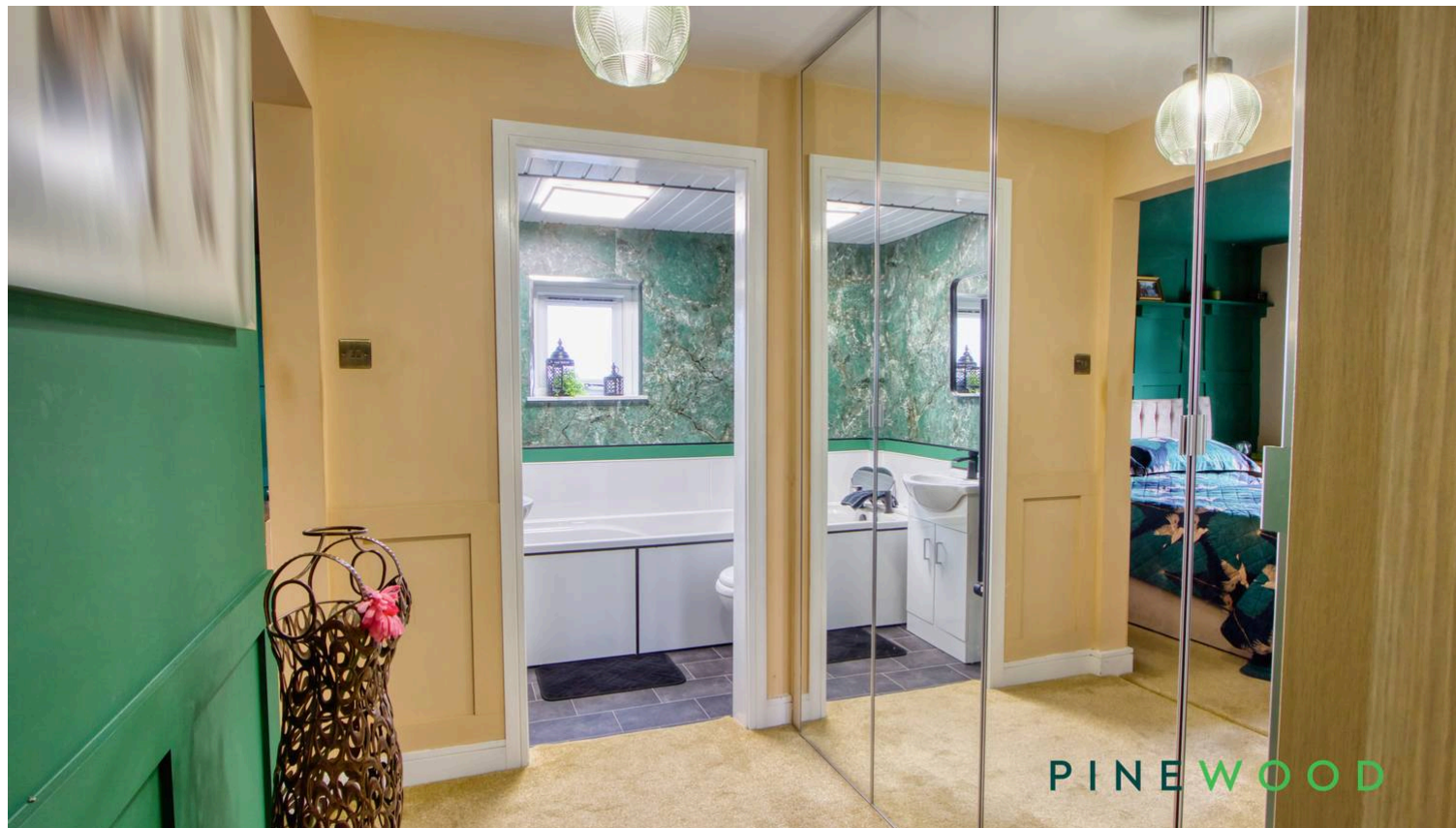


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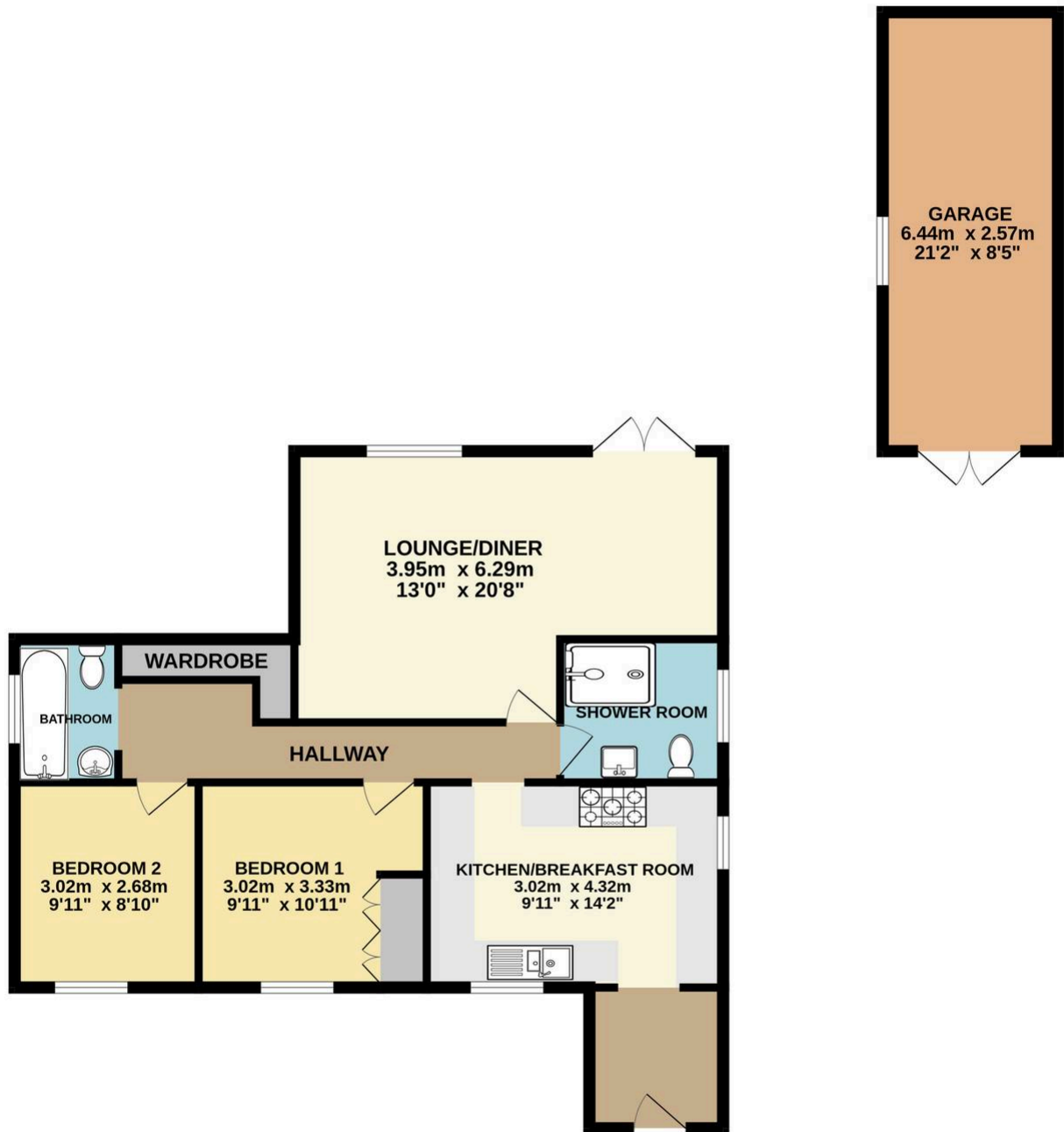
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GROUND FLOOR
91.1 sq.m. (981 sq.ft.) approx.



TOTAL FLOOR AREA : 91.1 sq.m. (981 sq.ft.) 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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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



PINewood



Pinewood Chesterfield

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