



**The Acres, Lower Pilsley, Chesterfield, Derbyshire S45 8DT**



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EPC  
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**Offers Over £190,000**

**PINEWOOD**

# The Acres Lower Pilsley Chesterfield Derbyshire S45 8DT

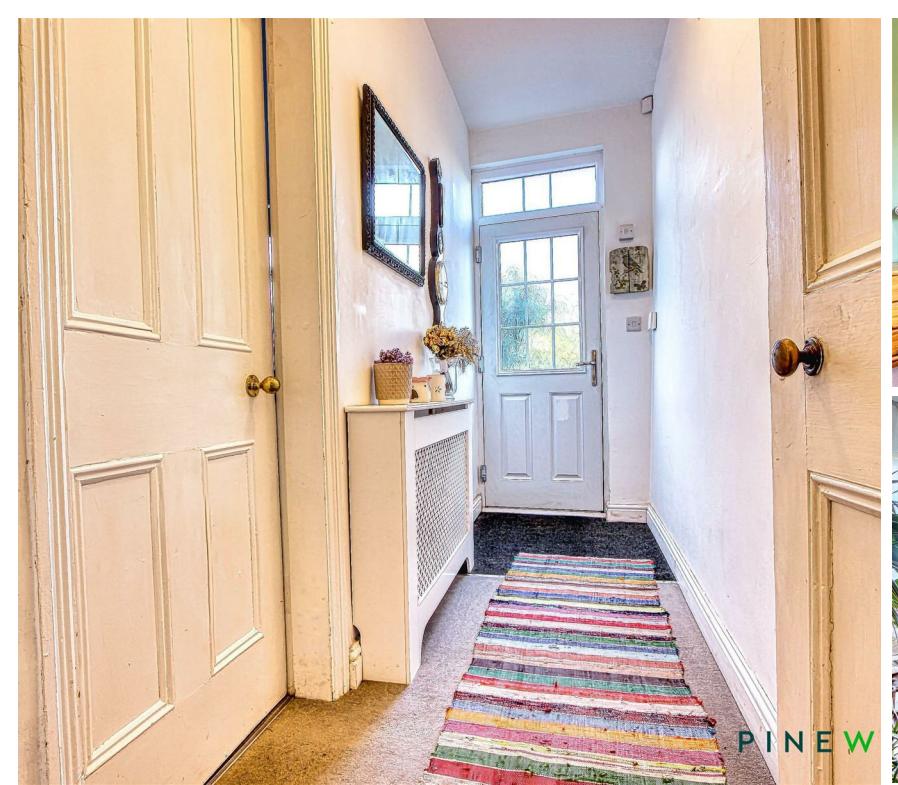


**Offers Over £190,000**

**3 bedrooms  
2 bathrooms  
1 receptions**

- THREE BED END TERRACED - SET OVER THREE FLOORS WITH USEABLE CELLAR
- SINGLE DETACHED GARAGE/WORKSHOP/STORE AND OFF ROAD PARKING TO REAR
  - TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM AND ADDITIONAL FIRST FLOOR BATHROOM
  - TWO DOUBLE BEDROOMS AND A PURPOSE BUILT ATTIC ROOM
    - LOCATED ON A QUIET NO THROUGH ROAD
- PRETTY AND QUAIN FRONT GARDEN AND REAR ENCLOSED COURTYARD
  - MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- SEMI RURAL LOCATION - CLOSE TO A BUS AND MAIN COMPUTER ROUTES - EASY ACCESS TO THE M1 MOTORWAY
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - EPC RATED E - COUNCIL TAX BAND A





PERFECT FOR THOSE LOOKING TO DOWNSIZE, INVESTORS AND FIRST TIME BUYERS...

OFF ROAD PARKING AND GARAGE. THREE LOORS - Two bed plus loft room...Nestled in the tranquil setting of The Acres, Lower Pilsley, this charming end-terrace house offers a delightful blend of modern living and semi-rural charm. Spanning an impressive 1,152 square feet, the property is thoughtfully arranged over three floors, providing ample space for families or those seeking a comfortable home.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The modern kitchen is equipped with integrated appliances, including an oven, hob, and extractor, making it a joy for any home cook. The ground floor also features a convenient shower room, while the first floor boasts an additional bathroom, ensuring that family life runs smoothly.

The property comprises two well-proportioned bedrooms, including a purpose-built attic room, which can serve as a versatile space for guests, a home office, or a playroom. The useable cellar adds further potential for storage.

Outside, the front garden and rear enclosed courtyard provide delightful outdoor areas for enjoying the fresh air. A single detached garage, which can also function as a workshop or store, along with off-road parking to the rear, adds to the practicality of this home.

Situated on a quiet no-through road, this property enjoys a peaceful atmosphere while still being conveniently located near bus routes and main commuter links, including easy access to the M1 motorway. With gas central heating, UPVC double glazing, and an EPC rating of E, this home is both comfortable and energy-efficient. Council tax band A further enhances its appeal, making it an excellent choice for first-time buyers, investors or those looking to downsize. Don't miss the opportunity to make this lovely house your new home.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

PLEASE CALL PINNEWOOD PROPERTIES TO BOOK YOUR VIEWIN

#### ENTRANCE HALL

Welcoming entrance hall with a composite front door, neutral painted décor, fitted carpet, and radiator. Stairs lead from the second reception room to the landing, and a built-in storage cupboard provides practical storage space

#### LOUNGE

13'1" x 11'1" (4.01 x 3.39)

Spacious lounge featuring neutral painted décor and fitted carpet. Benefits from a UPVC window, radiator, and built-in storage cupboards. A decorative ceiling rose adds a charming finishing touch.

#### SECOND RECEPTION ROOM/DINING ROOM

15'5" x 12'9" (4.70 x 3.90)

Generous second reception room/dining room with grey wood-effect laminate flooring and neutral painted décor. Features a radiator, UPVC doors opening to the rear garden, and a charming inglenook fireplace with a multi-fuel burner. Includes a built-in storage cupboard and opens seamlessly into the kitchen, creating a light and versatile open-plan living space.

#### KITCHEN

8'5" x 6'7" (2.58 x 2.03)

Modern kitchen fitted 2019 with grey wood-effect laminate flooring and neutral painted décor. Fitted with cream gloss soft-close wall and base units, laminated worktops, and tiled splash backs. Features a stainless steel sink with chrome mixer tap, four-ring electric hob, built-in oven, and extractor hood. There is space and plumbing for a dishwasher and washing machine. Inset spotlights and two UPVC windows provide a bright and contemporary feel.

#### GROUND FLOOR SHOWER ROOM

6'3" x 5'6" (1.92 x 1.70)

Contemporary shower room featuring grey wood-effect laminate flooring, painted décor, and partially tiled walls. Comprises a corner shower cubicle, low-flush WC, and a corner vanity unit with ceramic sink and chrome mixer tap. Additional features include a wall-mounted chrome towel radiator, extractor fan, and a UPVC window for natural light.

#### BEDROOM ONE

17'8" x 11'1" (5.39 x 3.40)

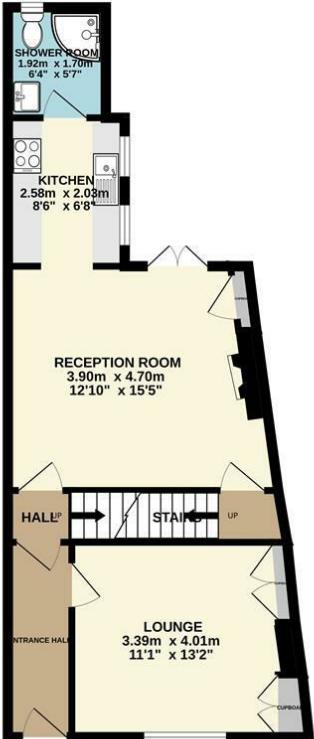
Spacious double bedroom to the front of the property, featuring neutral painted décor and fitted carpet. Boasts two UPVC windows allowing plenty of natural light and a radiator.

#### BEDROOM TWO

15'10" x 9'10" .28'2" (4.85 x 3 .86)

Double bedroom to the rear of the property with neutral painted décor and fitted carpet. Features a radiator and enjoys pleasant views over the surrounding fields, bathroom is off this room.

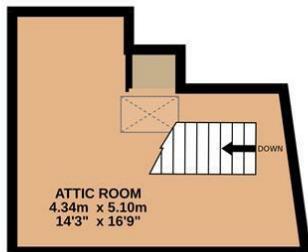
GROUND FLOOR  
46.4 sq.m. (499 sq.ft.) approx.



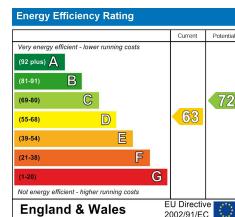
1ST FLOOR  
43.4 sq.m. (468 sq.ft.) approx.



2ND FLOOR  
17.2 sq.m. (186 sq.ft.) approx.



TOTAL FLOOR AREA: 107.0 sq.m. (1152 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other specific details are approximate. The plan is issued for reference only, 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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Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



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AWARDS  
WINNER



## BATHROOM (OFF BEDROOM TWO)

8'5" x 6'7" (2.58 x 2.03)

Modern bathroom off bedroom two with grey wood-effect laminate flooring, neutral painted décor, and a UPVC frosted window. Features a P-shaped bath with glass screen and chrome rain head shower, low-flush WC, and a ceramic sink set into a vanity unit with chrome mixer tap. Additional benefits include a wall-mounted chrome towel radiator and extractor fan.

## ATTIC/LOFT ROOM

16'8" x 14'2" (5.10 x 4.34)

Spacious double loft room with neutral painted décor and fitted carpet. Features wooden skylight windows, a radiator, and inset spotlights, providing a bright and versatile space.

## CELLAR

11'0" x 4'6" (3.36 x 1.39)

Useable space for storage with lighting and accessed off the second reception room.

## EXTERIOR

The property features a pretty front garden with a lawn and well-established borders, accessed via a private road. To the rear, there is a courtyard with rear access to a single garage/workshop/store and an off-road parking area, offering both practicality and charm.

## GENERAL INFORMATION

Tenure - Freehold

Total Floor Area - 1152.00 sq ft / 107.0 sq m (not including cellar)

EPC Rated E

Council Tax A - Nedd

Gas Central Heating - Combi Boiler

uPVC Double Glazing

Fitted burglar alarm

## DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

## RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

## MORTGAGE ADVICE

If you require mortgage advice then this can be provided by our sister company Bishop and Co Mortgages, please call us for more details

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