



High Street, Apperknowle, Dronfield, Derbyshire S18 4BD



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Offers In The Region Of  
£215,000

PINEWOOD

# High Street Apperknowle Dronfield Derbyshire S18 4BD



## Offers In The Region OF £215,000

**3 bedrooms  
1 bathrooms  
1 receptions**

- Block Paved Driveway Parking for One Car - Potential For Additional Driveway - Single Integral Garage
- Scope For Modernisation - Potential to Extend Over Garage (Stpp)
  - Inviting Lounge
  - Ground Floor Bathroom and Utility Room
- Kitchen Diner with Integrated Oven, Hob and Extractor - Space for Dining Table
  - South Facing Fully Enclosed Rear Garden
  - Gas Central Heating (Combi Boiler) uPVC Double Glazing
  - Semi Rural Location - Sought After Village
- Easy Access to the Main Commuter Routes, Dronfield, Chesterfield, Eckington and Sheffield
  - Plenty of Built in Storage





## NO CHAIN - Three-Bedroom Semi-Detached Home – Sought-After Village Location

Situated in a highly desirable semi-rural village location, this three-bedroom semi-detached home offers excellent potential for modernisation and extension (STPP), making it ideal for families, first-time buyers, or anyone looking for a versatile property in a convenient yet peaceful setting.

The property features a porch, hall with storage, inviting lounge, a ground floor bathroom, and a practical utility room. The spacious kitchen diner is fitted with integrated oven, hob, and extractor, along with ample space for a dining table, making it a sociable and functional hub of the home.

Upstairs, the property offers three well-proportioned bedrooms, with plenty of built-in storage throughout.

Externally, the property benefits from a lawn, block-paved driveway providing parking for one car, with potential to create additional driveway space, and a single integral garage. The south-facing, fully enclosed rear garden offers a private and sunny setting, perfect for outdoor entertaining or family enjoyment.

Additional features include gas central heating via a combi boiler, uPVC double glazing, and scope to extend over the garage (STPP). The home is well placed for easy access to train station, main commuter routes, as well as nearby towns including Dronfield, Chesterfield, Eckington, and Sheffield.

This property presents an excellent opportunity to create a stylish, modern family home in a highly sought-after village location.

\*Video Tour Available - Take a Look Around\*

\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!\*

### PORCH

3'11" x 3'3" (1.20 x 1.00)

A useful entrance porch featuring a UPVC front door and UPVC window, allowing natural light into the space. Finished with carpeted flooring and painted décor, with a wooden glazed door leading through to the entrance hall.

### HALL

A welcoming entrance hall featuring carpeted flooring and painted décor. The space benefits from useful under-stairs storage, providing practical additional storage.

### LOUNGE

15'1" x 12'9" (4.60 x 3.90)

A comfortable and welcoming lounge featuring carpeted flooring, a UPVC window, and painted décor complemented by decorative coving. The room benefits from a radiator and a gas fire (capped) in an attractive stone surround, creating a cosy focal point.

### KITCHEN DINER

10'9" x 10'7" (3.30 x 3.25)

A spacious kitchen diner featuring tiled flooring and painted décor, with tiled surrounds and a UPVC window providing natural light. The room benefits from a built-in storage cupboard, a radiator, and laminate worktops.

The kitchen is fitted with a 4-ring gas hob, oven, and a stainless-steel sink with chrome mixer tap, complemented by farmhouse-style wall and base units with drawers, creating a practical and characterful cooking and dining space. New Worktop, Oven and Hob Fitted in 2019

### GROUND FLOOR BATHROOM

7'4" x 4'11" (2.25 x 1.52)

A fully tiled bathroom featuring tiled flooring and tiled walls, with two UPVC frosted windows providing natural light and privacy. The suite comprises a pedestal sink with brass taps, a WC with cistern, and a bath with matching brass taps, complemented by an electric shower. A radiator completes the space, ensuring comfort.

### UTILITY ROOM

9'10" x 7'1" (3.00 x 2.16)

A practical utility space featuring tiled flooring and painted décor. Fitted with laminate worktops, the room provides space and plumbing for a washing machine, a UPVC window, and a UPVC door leading to the rear garden. A wall-mounted heater ensures the room stays warm and functional year-round.

### INNER HALL/STAIRS AND LANDING

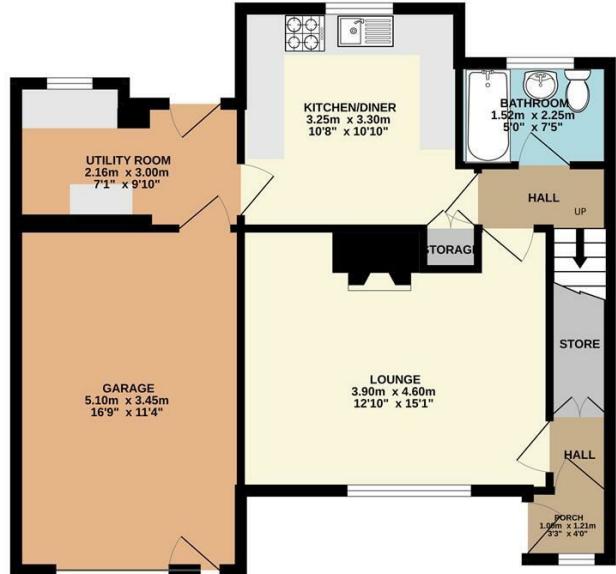
Finished with painted décor throughout, the hallway, stairs, and landing create a bright and welcoming feel. The hall benefits from a radiator, while the landing features an additional radiator, a UPVC window, decorative coving, and a useful built-in storage cupboard. Loft access provides further practicality.

### SINGLE INTEGRAL GARAGE

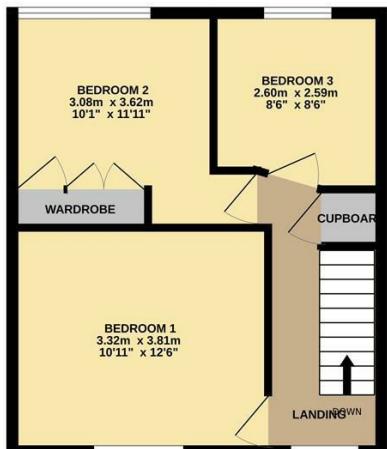
16'8" x 11'3" (5.10 x 3.45)

A single garage with an up-and-over electric door, providing convenient vehicular access. The garage is fitted with lighting and power, and features a UPVC door for side access. A glazed wooden door leads directly into the utility room, offering practical internal access.

GROUND FLOOR  
61.1 sq.m. (658 sq.ft.) approx.



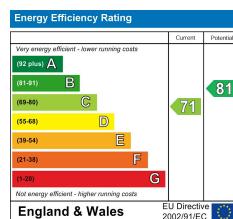
1ST FLOOR  
35.9 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA: 97.0 sq.m. (1044 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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Mansfield, NG1  
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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



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



**BEDROOM ONE**  
12'5" x 10'10" (3.81 x 3.32)  
A spacious double bedroom positioned to the front of the property, featuring carpeted flooring, a UPVC window, and a radiator. Finished with painted décor and decorative coving, creating a bright and comfortable space.

**BEDROOM TWO**  
11'10" x 10'1" (3.62 x 3.08)

A well-proportioned double bedroom positioned to the rear of the property, featuring carpeted flooring, painted décor, and decorative coving. The room benefits from a UPVC window, a radiator, and built-in wardrobes, providing excellent storage.

**BEDROOM THREE**  
8'6" x 8'5" (2.60 x 2.59)

A single bedroom positioned to the rear of the property, featuring carpeted flooring, a UPVC window, and a radiator. Finished with painted décor, making it an ideal child's bedroom, home office, or study.

#### EXTERIOR

A fully enclosed rear garden offering a pleasant mix of lawned edge areas and patio seating spaces, ideal for outdoor relaxation and entertaining. The garden also benefits from a shed and enjoys far-reaching views, adding a lovely sense of openness.

To the front, the property features a driveway providing off-road parking for one car, with potential to create additional driveway space, alongside a front lawn area.

#### GENERAL INFORMATION

TENURE: FREEHOLD

TOTAL FLOOR AREA: 1044.00 SQ FT / 97.0 SQ M

EPC RATING: C

COUNCIL TAX BAND B - NEDDC

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING; COMBI BOILER Fitted 2021 - 10 year warranty

#### 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

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services. Please ask us for more details

#### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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