

wards
estate agents

20 Hilltop Road

Pinxton, Nottingham, NG16 6QJ

Guide price £180,000

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OFFERED TO THE OPEN MARKET WITH NO CHAIN & IMMEDIATE POSSESSION!!

Well maintained TWO BEDROOM DETACHED BUNGALOW situated in this sought after cul de sac in this extremely popular residential location in the heart of Pinxton close to a range of local amenities.

Requiring some modernisation the bungalow currently benefits from gas central heting and uPVC double glazing. Includes rear uPVC Conservatory, fitted kitchen which is open plan to the reception room. Inner hallway to main double bedroom with fitted wardrobes, second bedroom and fully tiled shower room with 3 piece suite.

Front wrought iron gates lead onto the block paved driveway with side resin area for further parking. Substantial concrete boundary walling.

Detached Garage and side garden store. Access ramp leads to the footpath into the rear gardens.

Rear Lantern. Artificial lawned areas with stone paved patio and pathways. Substantial concrete walled boundaries.

























Additional Information

Gas Central Heating-Baxi boiler- serviced 2024
Solar Panels are leased and with 25 year warranty date to be confirmed.
uPVC double glazed windows- leaded to the front
uPVC facias/guttering/dry end ridges
Gross Internal Floor Area - 68.2Sq.m/ 734.2Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area- Frederick Gent School

uPVC Conservatory

10'11" x 9'9" (3.33m x 2.97m)

French doors lead onto the rear gardens. Fitted vertical blinds. Space for dryer, two radiators. uPVC door to the kitchen.

Kitchen

10'9" x 6'10" (3.28m x 2.08m)

Comprising of a range of base and wall units with work surfaces and inset sink with tiled splash backs. Space and plumbing for washing machine, cooker and fridge. Wall mounted Baxi Combi boiler. Breakfast Bar. Open plan access into the reception room.

Reception Room

16'4" x 10'9" (4.98m x 3.28m)

Front aspect bay window. Feature stone fireplace with slate hearth and side plinths.

Inner Hallway

6'8" x 2'8" (2.03m x 0.81m)

Front Bedroom One

9'9" x 8'10" (2.97m x 2.69m)

Main bedroom with front aspect window and range of fitted wardrobes.

Single Bedroom Two

8'10" x 6'10" (2.69m x 2.08m)

A versatile second bedroom with rear aspect window. Could also be used as office/study or home working.













Shower Room

6'3" x 5'10" (1.91m x 1.78m)

Being fully tiled and comprising of a shower cubicle with electric shower, pedestal wash hand basin and low level WC. Towel rail and access to the attic space.

Detached Garage

15'8" x 8'6" (4.78m x 2.59m)

Outside

Front wrought iron gates lead onto the block paved driveway with side resin area for further parking. Substantial concrete boundary walling.

Detached Garage and side garden store. Access ramp leads to the footpath into the rear gardens.

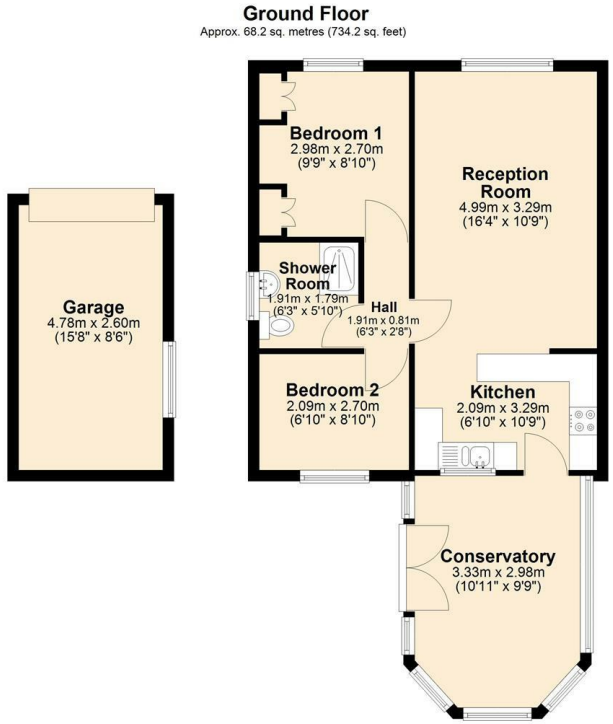
Rear Lantern. Artificial lawned areas with stone paved patio and pathways. Substantial concrete walled boundaries.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

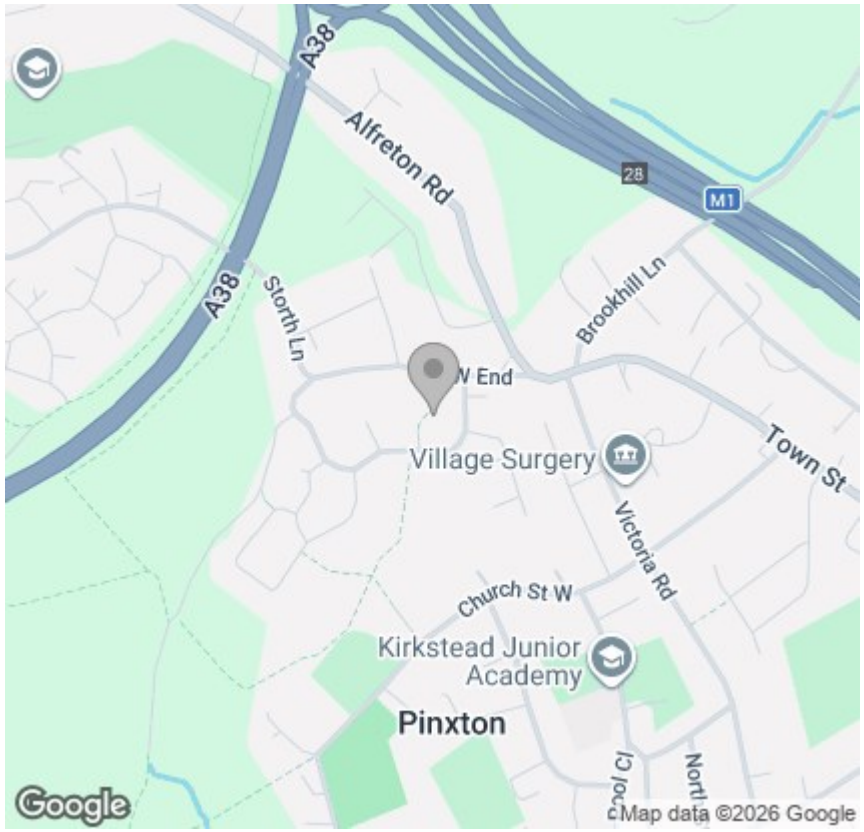
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 68.2 sq. metres (734.2 sq. feet)

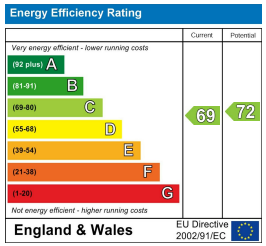
Area Map

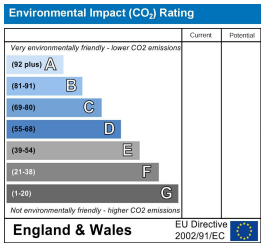


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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