



£350,000

Church Street West, Pinxton NG16 6PU

Bungalow | 4 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are delighted to offer this 1970's built Four Bedroom Detached Bungalow set on just over half an acre and with tremendous scope to develop/extend(subject to the necessary consents). No Chain. Viewing essential to appreciate potential.

## Main Particulars

A rare and exciting opportunity to acquire this 1970's built Four Bedroom Detached Bungalow. Enjoying a plot of just over half an acre it offers tremendous scope to develop/extend (subject to the necessary Planning Permission and Building Regulation approval).

Accommodation comprises an Entrance Porch, Hallway with split Landing off, Living room with open fire, Breakfast Kitchen, Laundry Room, Four Bedrooms and a Family Bathroom with separate WC. The property has gas central heating and some double glazing.

An extensive driveway provides parking for numerous vehicles and leads to a Double Garage and a separate single detached garage. Gardens(mainly lawned) extend to the front, side and rear.

No Chain/Vacant Possession. Viewing essential to appreciate potential.

Conveniently positioned for easy access to Alfreton, Derby, Nottingham, The Peak District, A38 and M1

### Entrance Porch

Having a door providing access to the front, a single glaze window to the side, a range of shelving and a single glazed door leads to the hallway.

### Hallway

Having a single glazed entrance door with single glazed windows to either side, a built-in cloak cupboard providing excellent storage and hanging space, a central heating radiator with shelf above. Three steps lead to landing and there is a feature obscure glass and timber framed floor to ceiling window,/screen.

### Living Room

17' 4" x 13' 9" (5.28m x 4.19m) Lounge having a feature slate fireplace with hearth and wooden mantle housing an open fire. There is a central heating radiator, a skirting level heater and a UPVC double glazed window overlooking the front garden.\*\*Please note, we understand there is a gas connection available should anyone want a gas fire connecting.

### Breakfast Kitchen

13' 0" x 10' 10" (3.96m x 3.30m) Fitted with a range of base cupboards, drawers and eye level units with a complimentary work surface over incorporating a stainless steel sink/ drainer unit. Integrated appliances include a double electric oven and a gas and electric (2 gas/2 electric rings) hob. There is a central heating radiator, tiling to the walls and a UPVC double glazed window overlooking the rear garden. A door leads to the side entrance.



#### Side Entrance

Having a single glazed door providing access to the front of the property and doors leading to the Garage and Laundry Room.

#### Laundry Room

7' 9" x 6' 9" (2.36m x 2.06m) Having a sink unit with stainless steel sink/drainage and useful cupboards beneath. There is plumbing for an automatic washing machine and a freestanding boiler (serving domestic hot water and central heating system). There is tiling to the walls and a double glazed window overlooking the rear garden.

#### Bedroom One/Sitting Room

13' 8" x 11' 2" (4.17m x 3.40m) Having a UPVC double glazed window to the front elevation, a wooden double glazed window to the side and a central heating radiator.

#### Landing/Inner Hall

Approached via three steps rising from the Entrance Hall and having a single glazed window to the front and a built in cupboard with overhead cupboards which provides excellent storage/hanging space.

#### Bedroom Two

10' 4" x 9' 9" (3.15m x 2.97m) having a double glazed window to the rear overlooking the garden, central heating radiator and built-in wardrobes with overhead cupboards which provide excellent hanging and storage space.

#### Bedroom Three

10' 3" x 8' 11" (3.12m x 2.72m) Having a double glazed window to the side elevation, a central heating radiator and built-in wardrobes and overhead cupboards which provide excellent hanging and storage space.

#### Bedroom Four/Study/Office

7' 11" x 6' 2" (2.41m x 1.88m) With a sliding door, a central heating radiator and a double glazed window to the side.

#### Bathroom

Appointed with a two-piece coloured suite comprising a panelled bath and pedestal wash hand basin with tiling to all walls, a central heating radiator and a wall mounted mirror with light over. Having a double glazed window to the rear and a built-in airing cupboard housing the hot water cylinder.

#### WC/Cloakroom

With a low flush WC and a wall mounted wash hand basin with half tiling to the walls, a wall mounted mirror and a window to the rear.

#### Double Garage

19' 8" x 15' 8" (5.99m x 4.78m) With twin 'up and over' doors, light, power and an internal door.

#### Outside

The property sits on an extensive plot of just over 1/2 acre and offers tremendous scope for development/extension (subject to the necessary Planning Permission/Building Reg Approval).

To the front there is a sweeping, in and out, driveway which leads from the road to the Double Garage and provides off road parking for numerous vehicles. There is additional parking immediately in front of the property and a detached outbuilding immediately to the right of the driveway. The extensive gardens which extend to the

front, side and rear are predominantly lawned and are well stocked with a variety of shrubs and flowering plants to the beds and borders. There are also mature fruit trees to the rear together with an extensive paved patio with brick retaining wall to the surround.

#### Council Tax

We understand that the property currently falls within council tax band E, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

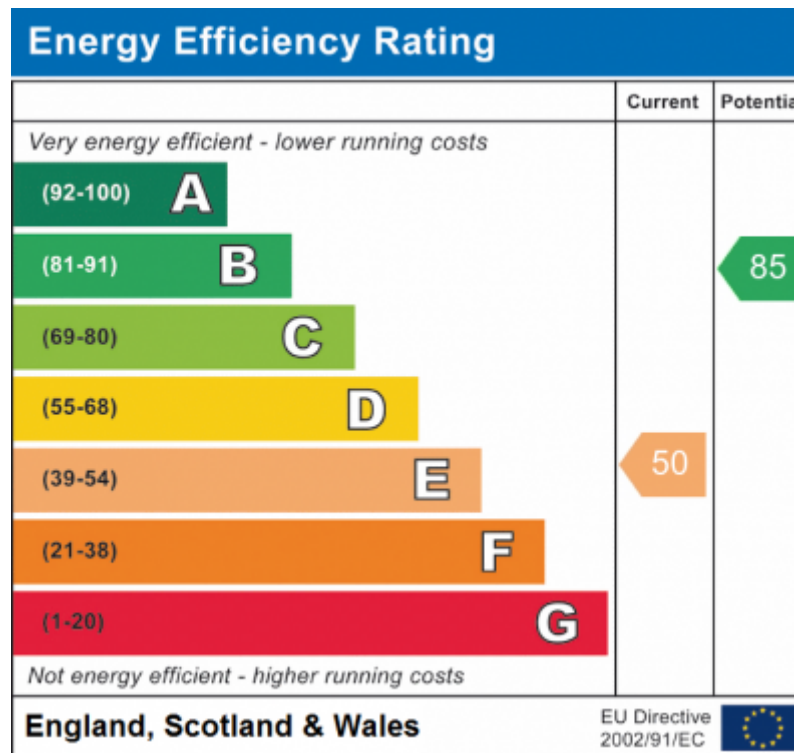
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Telephone: 01773 832355

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