



£155,000

Wilson Street, Pinxton NG16 6LS

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Ideal First Home
- Driveway For Several Cars
- Garage and Ample Parking
- Rear enclosed garden
- Ready to move into
- Ideal for access to A38 & M1
- Close To All Amenities
- No Upward Chain

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom semi detached property in Pinxton. Ideally positioned for access to A38 and M1 road links whilst benefitting from a off street parking for numerous vehicles, the property proves a great first time buy or downsize. Close to local amenities such as schools, shops and pubs, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Entry, Kitchen, Living Room and Integral Garage. Three Bedrooms and the Family Bathroom to the first floor.

Externally, the property boasts a sizeable frontage that includes driveway parking for multiple vehicles and front lawn bordered by a mixture of mature shrubbery and timber fencing. A private rear enclosed garden bordered by timber fencing with artificial grass making it a wonderful low maintenance area to relax.

### Entrance

Accessed via UPVC door with obscured glass from side elevation, with carpeted flooring rising to the first floor, mini wall mounted radiator, understairs storage closet and doorways to Kitchen & Living Room.

### Living Room

4.83m x 3.31m (15' 10" x 10' 10") Accessed via Entrance Hall, with wall mounted radiator, carpeted flooring and double glazed French doors accessing rear enclosed garden.

### Kitchen

2.76m x 2.37m (9' 1" x 7' 9") Featuring a range of base cupboards and eye level units, the Kitchen comes equipped with complimentary worktops housing inset one and a half bowl sink and four ring gas hob with accompanying extractor hood. Gas oven and microwave oven both feature whilst there is under unit plumbing for washing machine. Vinyl flooring and double glazed window to front elevation complete the space.

### Garage

4.62m x 2.44m (15' 2" x 8' 0") With light and power. Outside water tap fitted here.

### Landing

A carpeted space with doorways to all three Bedrooms and the family Bathroom. Airing cupboard providing storage.

### Bedroom One

3.79m x 2.97m (12' 5" x 9' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to fitted closet space over stairs.

### Bedroom Two

3.26m x 2.69m (10' 8" x 8' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Access to fitted closet space over stairs.

#### Bedroom Three

2.29m x 2.07m (7' 6" x 6' 9") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

2.21m x 1.77m (7' 3" x 5' 10") A three piece suite including double walk-in shower, pedestal hand wash basin and low level toilet. With wood effect flooring, splashback to cover shower area, mini wall mounted radiator and double glazed obscured window to front elevation.

#### Outside

Externally, the property boasts a sizeable frontage that includes driveway parking for multiple vehicles and front lawn bordered by a mixture of mature shrubbery and timber fencing. A private rear enclosed bordered by timber fencing hosts artificial grass making it a wonderful low maintenance area to relax.

#### Council Tax

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

#### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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