



£460,000

Victoria Road, Nottingham NG16 6LR

Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Traditional Detached Family Home
- Three bedrooms
- Self Contained Annex
- Long Sweeping Driveway
- Viewing highly recommended

Property Description

Derbyshire Properties are delighted to present this traditional detached home on wonderful plot in Pinxton. Boasting self contained annex, this superb family residence offers the opportunity for multi generational living. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to present this traditional detached home on wonderful plot in Pinxton. Boasting self contained annex, this superb family residence offers the opportunity for multi generational living. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Dining Kitchen, Rear hall, Living Room and further Reception Room to the ground floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the home benefits from a stunning plot measuring approximately 0.3749 of an acre. Long sweeping driveway leads to the front elevation where there is parking for numerous cars, access to garage & gated access to the rear. The rear garden is a fabulous space to host or relax, benefitting from extensive lawns, mature woodland and flower beds throughout. It is privacy exemplified. Patio entertaining space currently housing hot tub and large shed is a brilliant area to wind down or enjoy with friends. Self contained one bedroom annex can be accessed via double glazed sliding doors here.

Entrance Hallway

Accessed via entrance door with twin obscured glass panels with tiled flooring, wall mounted radiator and doorways to;

Downstairs WC

A two piece suite consisting of handwash basin with tiled splashback & low level WC.

Kitchen Diner

8.55m x 3.12m (28' 1" x 10' 3") A fabulous family room enjoying a wealth of natural light with double glazed window to front elevation & double glazed sliding doors opening to the rear garden. The kitchen itself benefits from a range of base cupboards and eye level units with wooden worktops over and a range of integrated appliances including; Oven, induction hob with accompanying extractor hood and inset one and a half bowl sink. There is further space for a variety of freestanding appliances. Tiled splashback covers the workspace whilst tiled flooring extends to the dining area where wood effect flooring takes over. The space also benefits from two wall mounted radiators.

Sitting Room

3.75m x 3.74m (12' 4" x 12' 3") With double glazed bay feature window to rear elevation, wall mounted radiator and carpeted flooring. Further double glazed window features to side elevation whilst stunning fireplace with decorative surround forms the centre piece of the room.

Living Room

4.24m x 3.63m (13' 11" x 11' 11") with double glazed bay window to side elevation housing door accessing side. Carpeted flooring, wall mounted radiator and electric fireplace set in decorative surround completes the space.

First Floor

Landing

Accessing all three bedrooms and the family bathroom, this carpeted space also benefits from double glazed window to side elevation and access to extensive eaves storage space.

Bedroom One

4.24m x 3.61m (13' 11" x 11' 10") With double glazed bay window overlooking rear garden. Wall mounted radiator and carpeted flooring completes the space.

Bedroom Two

3.63m x 3.61m (11' 11" x 11' 10") With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

2.20m x 1.89m (7' 3" x 6' 2") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.36m x 2.22m (7' 9" x 7' 3")

With double glazed window to side elevation, white suite comprising pedestal wash hand basin, low level wc, bath with mixer tap and shower attachment over and separate shower cubicle. Part tiling to walls, extractor fan and wall mounted radiator.

Outside

Externally, the home benefits from a stunning plot measuring approximately 0.3749 of an acre. Long sweeping driveway leads to the front elevation where there is parking for numerous cars, access to garage & gated access to the rear. The rear garden is a fabulous space to host or relax, benefitting from extensive lawns, mature woodland and flower beds throughout. It is privacy exemplified. Patio entertaining space currently housing hot tub and large shed is a brilliant area to wind down or enjoy with friends. Self contained one bedroom annex can be accessed via double glazed sliding doors here.

Council Tax

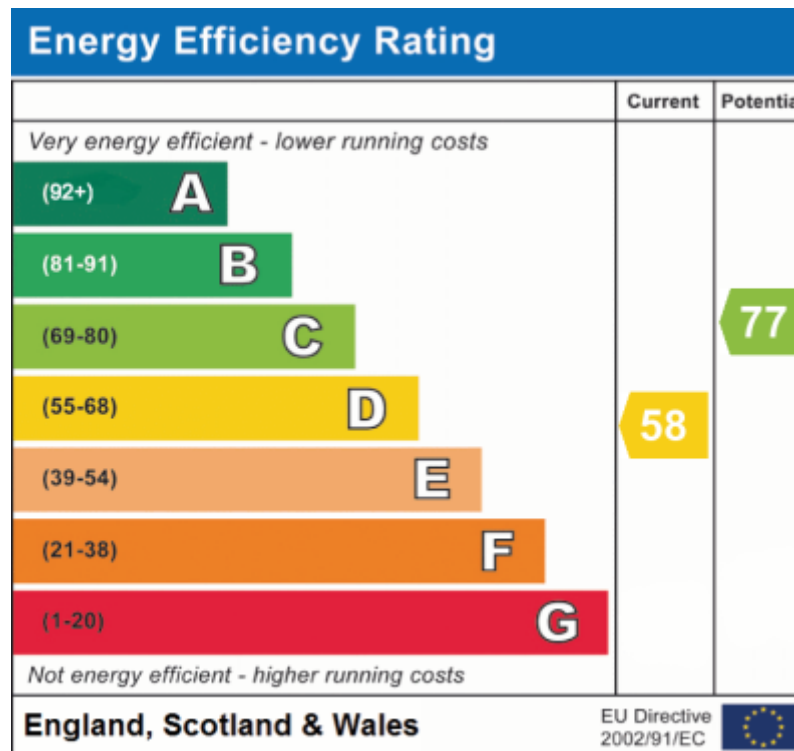
We understand that the property currently falls within council tax band D, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.





Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAMP & RENTALS =

www.derbyshireproperties.com