



Station Road, Pilsley CHESTERFIELD S45 8BD

welcome to

Station Road, Pilsley CHESTERFIELD

****GUIDE PRICE £270,000 - £280,000****

A beautifully presented three-bedroom semi-detached home with a superb loft room, spacious open-plan dining kitchen, driveway parking and an exceptional rear garden enjoying stunning countryside views. Offering over 1,700 sq.ft. of versatile family accommodation.

Front Of Property & Driveway

Occupying a generous plot, this attractive semi-detached home enjoys excellent kerb appeal with a traditional brick façade and charming bay-fronted elevation. A spacious driveway to the side provides ample off-road parking for multiple vehicles and leads through to the rear garden. A low-maintenance front garden with established planting creates a welcoming approach to the property.

Hall

Entered via the front door, the welcoming entrance hall offers a bright and inviting first impression. Finished in neutral décor, the space provides access to the lounge and staircase rising to the first-floor accommodation.

Lounge

A beautifully presented reception room featuring a large bay window to the front elevation which floods the space with natural light. A striking exposed brick chimney breast with feature fireplace creates an attractive focal point, whilst the stylish décor and generous proportions provide an ideal setting for both relaxation and entertaining.

Dining Room

Positioned at the centre of the property, the spacious dining room seamlessly connects with the kitchen, creating a wonderful sociable living environment. Offering ample space for a large dining table, this versatile room is ideal for family dining and entertaining, with views over the rear garden and direct access to the kitchen.

Kitchen

The impressive open-plan kitchen is undoubtedly the heart of the home. Fitted with a comprehensive range of wall and base units complemented by

extensive work surface space and a central island. Integrated appliances, generous storage solutions and multiple windows provide a practical yet stylish environment. Double doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living.

Downstairs W/C

Conveniently located off the kitchen, the ground floor cloakroom is fitted with a low-level WC and wash hand basin, providing practicality for both residents and guests.

Stairs & Landing

The staircase rises from the entrance hall to a spacious first-floor landing, providing access to all three bedrooms, the family bathroom and the staircase leading to the loft room. Natural light and neutral decoration contribute to the bright and airy feel throughout.

Bedroom One

A superb principal bedroom positioned to the front of the property, enjoying generous proportions and excellent natural light from twin windows. Beautifully presented with stylish décor, the room comfortably accommodates a king-size bed alongside additional bedroom furniture.

Bedroom Two

A well-proportioned double bedroom overlooking the rear garden and surrounding countryside. Offering ample space for freestanding furniture, this bright and airy room makes an excellent guest bedroom or additional principal bedroom.

Bedroom Three

A versatile third bedroom currently utilised as a dressing room, featuring fitted storage solutions





and views to the rear. The room would also make an ideal child's bedroom, home office or nursery.

Bathroom

A spacious family bathroom appointed with a contemporary white suite comprising a panelled bath, separate shower enclosure, wash hand basin and WC. Tastefully presented with modern fittings and natural light from the side elevation window.

Stairs To Loft Room

A second staircase rises from the first-floor landing, providing access to the converted loft accommodation above.

Loft Room

A substantial and highly versatile loft room featuring skylight windows and useful eaves storage. Currently utilised as a dressing room and additional living space, this fantastic area offers flexibility for a range of uses including a home office, hobby room, guest accommodation or teenage retreat, subject to buyer requirements.

Rear Garden

The property enjoys an exceptionally generous rear garden extending down towards open countryside. Predominantly laid to lawn with established trees, planting beds and patio seating areas, the garden offers a wonderful outdoor space for families and entertaining. A raised decked seating area provides an ideal vantage point from which to enjoy the far-reaching rural views, creating a peaceful and private setting rarely found in similar properties.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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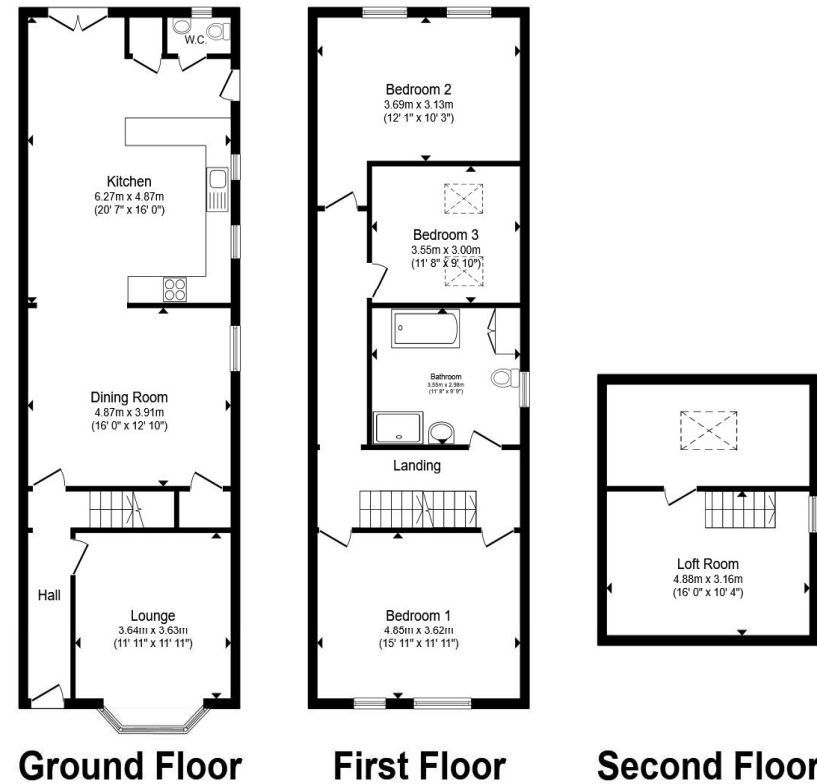
- ** GUIDE PRICE £270,000 - £280,000 **
- Council Tax Band - B
- Convenient Downstairs W/C
- Modern Throughout
- Beautiful Open Plan Kitchen And Dining Area

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£270,000



Total floor area 160.9 m² (1,732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
CSF105408 - 0002

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