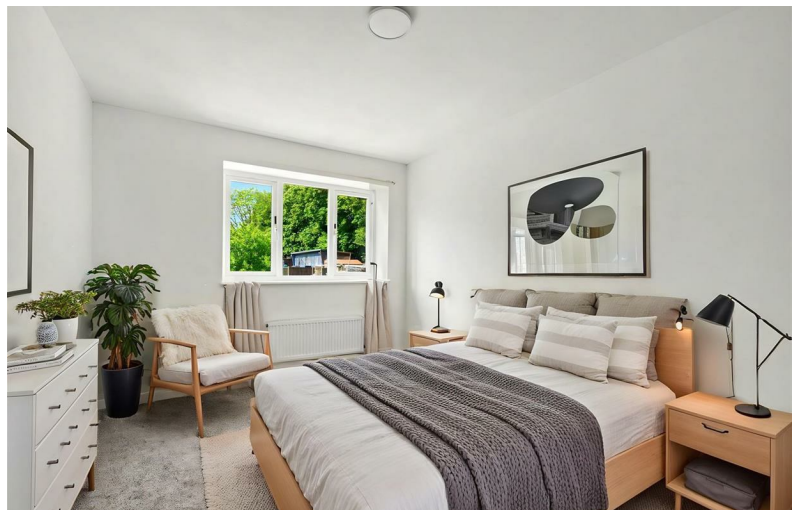




Woodfield Road  
Pinxton, Nottingham NG16 6JQ

A FANTASTIC THREE BEDROOM END OF  
TERRACE FOR SALE!

**Offers In The Region Of £200,000 Freehold**



An excellent opportunity to secure a brand-new end terrace home, currently being built and set for completion to a high specification - perfect for buyers looking to get in early and personalise their future home.

Located in the sought-after village of Pinxton, the property is well placed for commuters, with easy access to the M1 (Junction 28) and the A38. The area also offers a range of local amenities, reputable schools, public transport links, and nearby green spaces ideal for walking and cycling.

The ground floor will feature a welcoming entrance space, a modern WC, and a contemporary kitchen diner, alongside a generously sized lounge with doors opening onto the rear garden—creating a light and sociable living environment.

Upstairs, the layout includes two double bedrooms, a further single room, and a stylish family bathroom.

Externally, the home will benefit from off-road parking with an EV charging point to the front. To the rear, a thoughtfully designed split-level garden will combine patio space and lawn, offering both practicality and room to relax.

With the addition of solar panels to support energy efficiency, this home has been designed to suit modern lifestyles.

Early reservation is highly recommended to avoid missing out.



### Entrance Hallway

Composite entrance door, carpeted flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, spotlights to the ceiling, doors leading off to:

### Downstairs WC

3'02 x 4'43 approx (0.97m x 1.22m approx)

UPVC double glazed window to the front elevation, vanity wash hand basin with mixer tap, WC, tiled flooring, tiled splashback.

### Kitchen Diner

12'75 x 7'78 approx (3.66m x 2.13m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with four ring induction hob and extractor hood above, space and point for a fridge freezer, space and plumbing for a washing machine, UPVC double glazed window to the front elevation, vinyl flooring, wall mounted radiator, recessed spotlights to the ceiling, ample space for a dining table.

### Lounge

5'69 x 10'76 approx (1.52m x 3.05m approx)

UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden, wall mounted radiator, carpeted flooring.

### First Floor Landing

Carpeted flooring, access to the loft, recessed spotlights to the ceiling, wall mounted radiator, doors leading off to:

### Bedroom One

9'17 x 12'61 approx (2.74m x 3.66m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

### Bedroom Two

10'87 x 7'13 approx (3.05m x 2.13m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Office/Bedroom

7'77 x 4'53 approx (2.13m x 1.22m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Bathroom

5'82 x 5'78 approx (1.52m x 1.52m approx)

Tiling to the floor, UPVC splashbacks, vanity wash hand basin with mixer tap, WC, panelled bath with mixer tap and mains fed shower over.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking.

#### Rear of Property

To the rear of the property there is an enclosed rear garden.

### Agents Notes: Additional Information

Local Authority: Bolsover

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

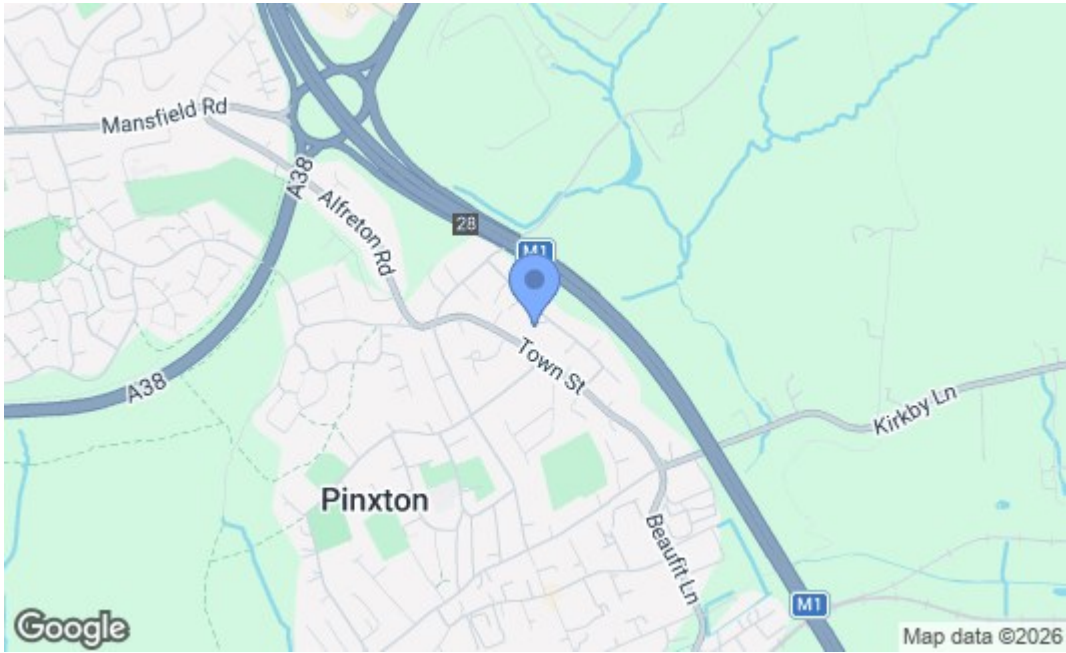
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.