56 Elliott Drive,
Inkersall, S43 3DP

OFFERS IN THE REGION OF

£240,000

WILKINS VARDY

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£240,000

DETACHED BUNGALOW ON GENEROUS PLOT - TWO BEDS - TWO BATHS - DETACHED GARAGE - NO CHAIN

Offered for sale with no chain is this two double bedroomed detached bungalow with useful attic room set on a generous plot, and offering excellent potential for buyers looking to add their own style. The property requires cosmetic upgrading but already benefits from a spacious layout, including a dual aspect lounge/diner, an extended fitted kitchen and two bathrooms. Externally, the home features a detached single garage, driveway parking and a generous plot with a variety of apple, plum and damson trees.

Located in an established residential area, the property is well placed for the local schools and amenities in Inkersall, and is ideally situated for routes into Chestefield, Staveley and towards the M1 Motorway.

- EXTENDED DETACHED BUNGALOW ON GENEROUS PLOT
- REQUIRES SOME COSMETIC UPGRADING
- SPACIOUS DUAL ASPECT LOUNGE/DINER
- TRIPLE ASPECT FITTED KITCHEN
- TWO DOUBLE BEDROOMS & USEFUL ATTIC ROOM
- EN SUITE SHOWER ROOM & SEPARATE BATHROOM/WC
- DRIVEWAY PARKING & GARDENS TO THE FRONT AND REAR
- DETACHED GARAGE & CAR STANDING SPACE TO THE SIDE
- NO CHAIN
- EPC RATING: D

General

Gas central heating (Vaillant Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 144.7 sq.m./1558 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

A uPVC double glazed front entrance door with matching glazed side panel opens into a ...

Entrance Hall

Bedroom One

15'3 x 12'10 (4.65m x 3.91m)
A generous front facing double bedroom having a built-in triple wardrobe with sliding doors.
A door gives access into the ...

En Suite Shower Room

Fitted with a white 3-piece suite comprising a fully tiled corner shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

Bedroom Two

11'7 x 8'11 (3.53m x 2.72m)
A front facing double bedroom having a built-in double wardrobe with sliding mirror doors.

Lounge/Diner

29'6 x 11'11 (8.99m x 3.63m)
A spacious dual aspect reception room with uPVC double glazed sliding patio door opening to a lean-to.
An open tread staircase rises to the First Floor accommodation.

Lean-To

8'6 x 8'6 (2.59m x 2.59m)
Overlooking the rear garden.

Extended Kitchen

20'0 x 9'9 (6.10m x 2.97m)
A spacious triple aspect room, being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset single drainer corner sink with mixer tap.
Integrated appliances to include an electric oven and hob with extractor over.
Space and plumbing is provided for a washing machine, and there is space for a fridge and a freestanding cooker.
Built-in storage cupboard.
Vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the Second Floor

Attic Room

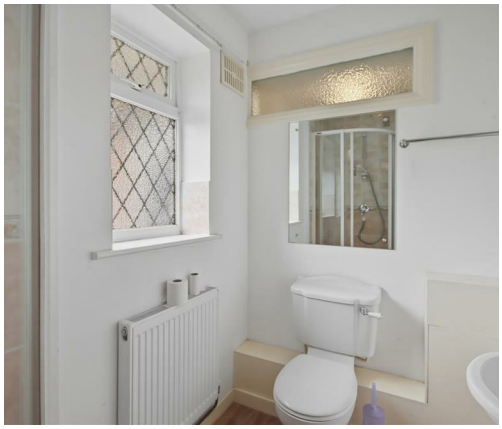
29'2 x 10'9 (8.89m x 3.28m)
A good sized room (with some restricted head height) having two Velux windows and providing useful storage space. There are also sliding panels to eaves storage.

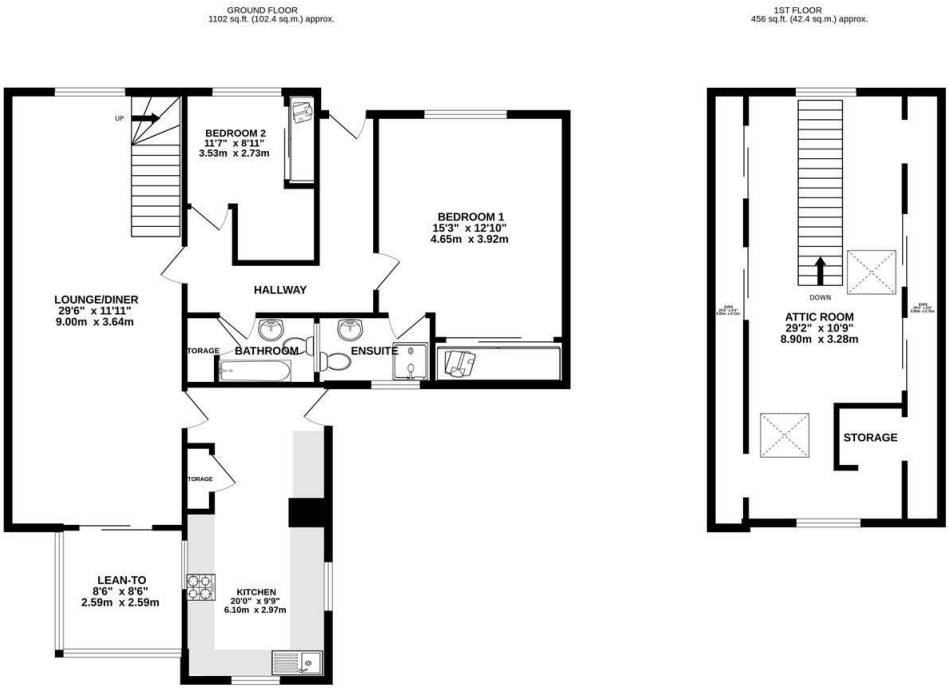
Outside

There is a small lawned garden to the front, alongside a driveway with decorative pebble beds providing off street parking.

To the side of the property there is a Detached Single Garage and additional car standing space. In addition, to the left hand side of the garage there is an additional concrete driveway which is currently fenced off, but the fence posts and panels are removeable for access and a dropped kerb is provided.

To the rear of the property there is a paved patio and generous garden with a variety of fruit trees including apple, damson and plum. There are also two garden sheds.





TOTAL FLOOR AREA : 1558 sq.ft. (144.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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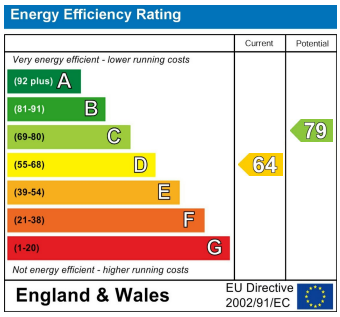

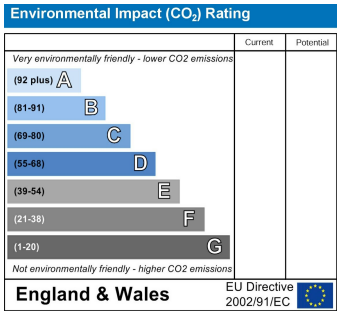

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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

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wilkins-vardy.co.uk