



35 Ashover Road,
Inkersall, S43 3EG

£280,000

W
WILKINS VARDY

£280,000

EXTENDED DETACHED BUNGALOW - THREE GENEROUS BEDROOMS INCLUDING AN EXTENDED MASTER WITH WARDROBES - MODERN FITTED KITCHEN WITH APPLIANCES - SOLAR PANELS

This delightful detached bungalow offers a perfect blend of comfort and modern living. The property boasts three generously sized bedrooms, including an extended master bedroom complete with fitted wardrobes.

The heart of the home is undoubtedly the modern fitted kitchen, which comes equipped with integrated appliances. Set on a good-sized plot, this bungalow offers plenty of parking, ensuring convenience. The outdoor space is perfect for enjoying the fresh air or for those with a green thumb looking to cultivate a garden and the addition of solar panels means that energy bills will be lowered.

Located in this popular area, the property is well-placed for easy access to the nearby amenities in Inkersall Green.

- SUPERB EXTENDED DETACHED BUNGALOW
- TWO FURTHER BEDROOMS
- MODERN SHOWER ROOM
- POPULAR LOCATION CLOSE TO AMENITIES
- EPC RATING: C
- GENEROUS MASTER BEDROOM WITH FITTED WARDROBES
- FANTASTIC MODERN KITCHEN WITH INTERGATED APPLIANCES
- RESIN COATED DRIVEWAY OFFERING AMPLE OFF STREET PARKING
- OWNED SOLAR PANELS

General

Gas central heating (Alpha combi boiler)
uPVC double glazed sealed units throughout
Gross internal floor area - 82.3 sq m/886 sq ft
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

Dining Room

7'9" x 7'1" (2.36m x 2.16m)
Being open plan to the kitchen and having a door to the outside.

Modern Kitchen

15'11" x 10'6" (4.85m x 3.20m)
Having a fitted range of cream high gloss wall and base units with a complimentary work surfaces and having a single bowl stainless steel sink with mixer tap.
Integrated five ring gas hob with extractor above and stainless steel splashback, integrated double oven, fridge freezer, slimline dishwasher and having space and plumbing for an automatic washing machine.
Laminate flooring.
A door giving access to the inner hall and a side door gives access to the side of the property.

Living Room

15'11" x 11'4" (4.85m x 3.45m)
A good sized room with bay window and having a feature fireplace with a wooden fire surround, marble hearth and electric fire.

Inner Hall

With access to a useful boiler cupboard.

Shower Room

Having underfloor heating and a modern white suite comprising of a concealed cistern WC with attached wash hand basin with vanity unit below. Also a disabled access shower enclosure.

Extended Master Bedroom

21'9" x 9'8" (6.63m x 2.97m)
A good sized rear facing double bedroom. with a range of fitted wardrobes.

Bedroom Two

11'9" x 8'5" (3.58m x 2.57m)
A rear facing small double bedroom.

Bedroom Three

11'6" x 8'8" (3.51m x 2.64m)
A side facing single bedroom.

Outside

To the front of the property there is a resin coated driveway which provides ample off road parking. This leads down the side of the property where double gates give access to a carport.

To the rear, there is a garden shed and an enclosed rear garden which is laid to lawn with a blocked paved patio area and a further garden shed.



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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
886 sq. ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq. ft. (82.3 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS



VIEWINGS

2014

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

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with 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 Springfield 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 Consultants.

All viewings are to be arranged through the agent.

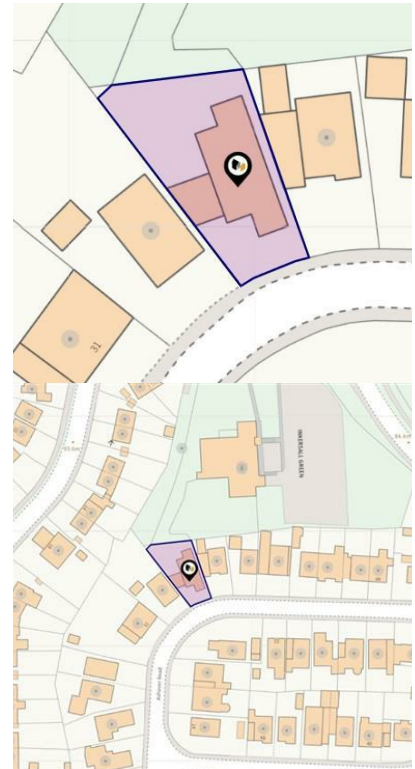
The Consumer Protection (Amendment) Regulations

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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