10 Westwood Drive Gardens, Inkersall, S43 3DD

OFFERS IN THE REGION OF

£399,950

WILKINS VARDY

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ATTRACTIVE STONE BUILT PROPERTY - FOUR BEDS - THREE BATHROOMS - DETACHED GARAGE

Occupying a pleasant cul-de-sac position and offered to the market with no onward chain, this impressive stone built detached home provides spacious and versatile accommodation ideally suited to modern family living.

The property is entered via a side entrance porch leading into a welcoming reception hall, featuring an attractive oak and glass staircase. At the heart of the home is a superb dining kitchen, fitted with a range of contemporary hi-gloss units complemented by an extensive selection of integrated appliances. A particularly generous dual aspect living room enjoys an abundance of natural light and benefits from two sets of patio doors opening onto the garden. The accommodation comprises four well proportioned bedrooms, including a ground floor bedroom offering flexibility for guests, multi-generational living or home working. There are three bathrooms in total, one of which is a spacious 4-piece suite conveniently located on the ground floor. Externally, the property benefits from ample off street parking, a detached single garage, and attractive south facing side garden.

Located within easy access of the local amenities in Inkersall Green, the property is also well placed for routes towards Chesterfield Town Centre, Staveley and the M1 Motorway.

- ATTRACTIVE STONE BUILT DETACHED FAMILY HOME
- CONTEMPORARY DINING KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES
- THREE MODERN BATHROOMS
- SOUTH FACING SIDE GARDEN WITH LAWN AND PATIO
- CUL-DE-SAC POSITION
- GENEROUS DUAL ASPECT RECEPTION ROOM WITH TWO SETS OF PATIO DOORS
- FOUR GOOD SIZED BEDROOMS, ONE BEING LOCATED ON THE GROUND FLOOR
- DETACHED GARAGE & AMPLE OFF STREET PARKING
- NO UPWARD CHAIN
- EPC RATING: B

General

Gas central heating (Ideal Logic Max Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 177.9 s.qm./1915 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

Steps lead up to a composite entrance door which opens into a ...

Entrance Porch

Having an internal door opening into the ...

Entrance Hall

Having wood flooring and downlighting. A glass and oak staircase rises to the first floor accommodation.

Bathroom

8'11 x 7'2 (2.72m x 2.18m)
Being fully tiled and fitted with a contemporary white 4-piece suite comprising a panelled bath with centre mixer tap and deck mounted round hand shower, shower cubicle with mixer shower, wall hung hand wash basin with 2-drawer vanity and concealed cistern WC.
Tiled flooring and downlighting.

Superb Dining Kitchen

31'10 x 10'4 (9.70m x 3.15m)
Accessed via French doors, a most generous dual aspect dining kitchen, fitted with a contemporary range of grey hi-gloss wall, drawer and base units with complementary work surfaces and matching splashbacks.
Inset single drainer sink with mixer tap.
Integrated Lamona appliances to include a dishwasher, washing machine, tumble dryer, fridge/freezer, microwave oven, electric double oven and induction hob with glass splashback and extractor over.
LVT flooring and downlighting.
A composite door gives access to the front of the property.

Bedroom Four

15'7 x 7'2 (4.75m x 2.18m)
A good sized rear facing single/small double bedroom fitted with wood flooring.

Living Room

23'7 x 17'6 (7.19m x 5.33m)
A most generous dual aspect reception room having two sets of sliding patio doors which overlook and open onto the patio.
Wood flooring and downlighting.

On the First Floor

Spacious Landing

Having space which could be utilised as a study area.
A built-in cupboard houses the gas boiler and hot water cylinder.
Two Velux windows and downlighting.

Master Bedroom

17'6 x 15'9 (5.33m x 4.80m)
A generous double bedroom having a side facing window and a Velux window. A door gives access into the ...

En Suite Shower Room

7'9 x 6'4 (2.36m x 1.93m)
Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom Two

18'8 x 12'4 (5.69m x 3.76m)
A good sized double bedroom having a front facing window and a Velux window.

Bedroom Three

11'2 x 9'2 (3.40m x 2.79m)
A front facing double bedroom having downlighting.

Shower Room

7'9 x 7'0 (2.36m x 2.13m)
Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

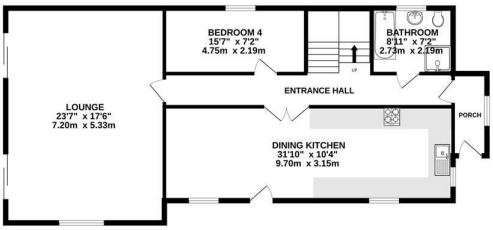
Outside

To the front of the property there are steps leading up to the front entrance door.

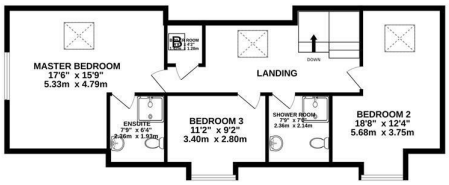
To the right hand side of the property there is a set of steps which lead up to the side entrance porch. A block paved driveway provides ample off street parking, and there is a Detached Stone Built Garage with electric roller door and uPVC side personnel door.

A gate to the left hand side of the property opens onto a good sized paved patio with decorative pebble border. Steps from the patio lead up to a south facing lawn.

GROUND FLOOR
1121 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1915 sq.ft. (177.9 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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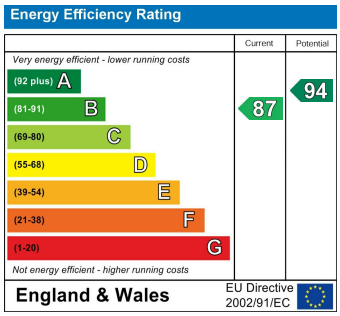
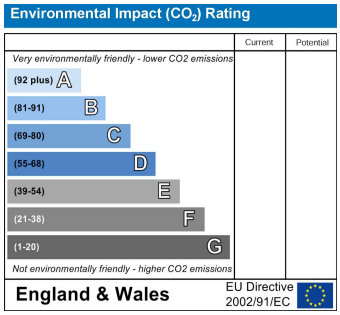




VIEWINGS

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.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, 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.

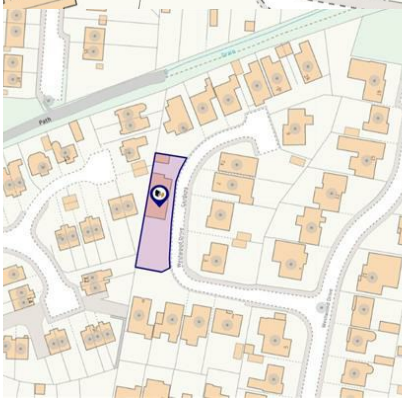
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 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 Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk