



7 Winnat Place,  
Inkersall, S43 3EZ

£280,000

W  
WILKINS VARDY

# £280,000

DETACHED BUNGALOW - HEAD-OF CUL-DE-SAC POSITION - THREE BEDS - ATTACHED GARAGE

Sat at the head of a cul-de-sac and offered for sale with no chain is this delightful three bedroomed detached bungalow. Offering 1094 sq.ft. of neutrally presented and well appointed accommodation the property features a spacious living room, modern kitchen with integrated cooking appliances and a bathroom/WC. The bungalow also benefits from three comfortable bedrooms, one of which leads into a lovely conservatory which overlooks the attractive landscaped rear garden. An attached garage and driveway parking complete the property.

The property is located just a short distance from nearby local amenities, schools, and parks, and is readily accessible for transport links towards Chesterfield Town Centre, Staveley and the M1 Motorway.

This bungalow presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. Do not miss the chance to make this charming property your new home.

- ATTRACTIVE DETACHED BUNGALOW SAT AT THE HEAD OF A CUL-DE-SAC
- MODERN KITCHEN WITH INTEGRATED COOKING APPLIANCES
- THREE BEDROOMS
- ATTACHED GARAGE & DRIVEWAY PARKING
- NO CHAIN
- SPACIOUS LIVNG ROOM
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- BATHROOM/WC
- WELL KEPT GARDENS TO THE FRONT AND REAR
- EPC RATING: TBC

## General

Gas central heating (Ideal Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 101.7 sq.m./1094 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

Having a built-in store cupboard.

## Living Room

16'10 x 14'3 (5.13m x 4.34m)

A spacious front facing reception room having a feature marble fireplace with an inset coal effect gas fire.

Doors from here give access into the kitchen and the inner hall.

## Kitchen

10'5 x 9'4 (3.18m x 2.84m)

Being part tiled and fitted with a range of modern wall, drawer and base units with complementary work surfaces over, including a breakfast bar.

Inset single drainer sink with mixer tap.

Integrated appliances to include a fridge, electric oven and hob with concealed extractor over.

A door gives access to a useful built-in pantry.

Vinyl flooring.

A uPVC double glazed door gives access onto the side of the property.

## Inner Hall

Having a built-in double cupboard and loft access hatch.

## Bedroom Three

9'4 x 7'7 (2.84m x 2.31m)

A single bedroom with side facing window.

## Bedroom One

14'5 x 13'11 (4.39m x 4.24m)

A good sized rear facing double bedroom having a range of fitted wardrobes with sliding mirror doors.

## Bedroom Two

11'11 x 9'8 (3.63m x 2.95m)

A rear facing double bedroom, currently used as a sitting room, having a uPVC double glazed sliding patio door opening into the ...

## Brick/uPVC Double Glazed Conservatory

8'8 x 8'6 (2.64m x 2.59m)

A lovely conservatory having an insulated roof, downlighting and a tiled floor. A uPVC double glazed door gives access onto the rear of the property.

## Bathroom

8'6 x 7'2 (2.59m x 2.18m)

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled corner bath with bath/shower mixer tap and electric shower over, wash hand basin with vanity unit below and a concealed cistern WC with storage to the sides.

Vinyl flooring.

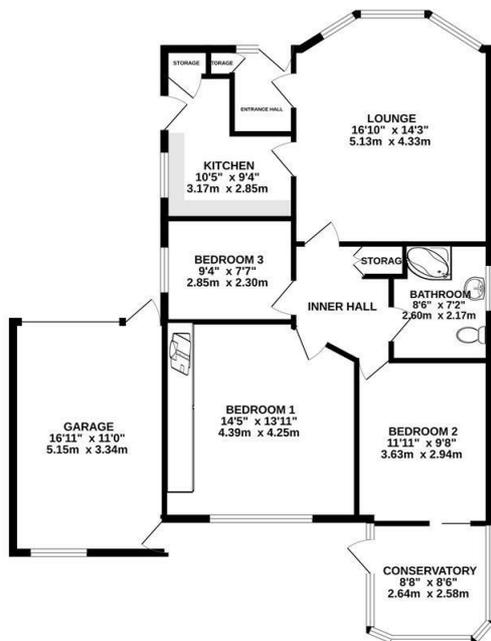
## Outside

To the front of the property there is a lawned garden with borders, alongside a printed concrete drive providing ample off street parking and leading to the Attached Single Garage having an 'up and over' door and a front personnel door.

To the rear of the property, there is an attractive landscaped garden comprising of a paved patio with garden shed. There are also lawns with planted beds and borders, and a paved path. In addition there is a second paved patio with a Summerhouse.



**GROUND FLOOR**  
1094 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misquoting. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	76
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
		EU Directive 2002/91/EC



**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, gas fire, 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 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**

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