



26 West Croft Drive,
Inkersall, S43 3GA

OFFERS IN THE REGION OF

£179,995

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WILKINS VARDY

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MODERN TWO BED SEMI - IDEAL STARTER HOME - WELL APPOINTED ACCOMMODATION - NO CHAIN

Occupying a cul-de-sac position and offered for sale with no chain is this delightful semi detached house which would make an ideal home for a small family, couple or individual seeking a cosy retreat. Offering 644 sq. ft. of neutrally presented accommodation the property features a comfortable living room, ground floor cloaks/WC, fitted kitchen with integrated cooking appliances, two well proportioned double bedrooms and a modern shower room. Outside, there is driveway parking for two vehicles and an enclosed rear garden.

The location of West Croft Drive is particularly appealing, being within easy reach of local shops, schools and amenities. The property is also well placed for transport links into the Town Centre, Staveley and towards the M1 Motorway.

In summary, this semi detached house presents an excellent opportunity for those looking to settle in a friendly community in Chesterfield. With its practical layout, convenient parking, and desirable location, this property is sure to attract interest from a variety of buyers.

- IDEAL STARTER HOME - NO CHAIN
- MODERN SEMI DETACHED HOUSE IN CUL-DE-SAC POSITION
- COMFORTABLE LIVING ROOM
- GROUND FLOOR CLOAKS/WC
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- REAR PORCH
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- DRIVEWAY PARKING & ENCLOSED REAR GARDEN
- EPC RATING: TBC

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 59.9 sq.m./644 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Entrance Porch

Having an internal door opening into the ...

Living Room

13'10 x 12'1 (4.22m x 3.68m)
A front facing reception room having a feature fireplace with an electric fire. An open balustrade staircase rises to the First Floor accommodation.

Inner Hall

Having a built-in store cupboard with shelving.

Cloaks/WC

Fitted with vinyl flooring and having a white 2-piece suite comprising of a pedestal wash hand basin with tiled splashback and a low flush WC.

Kitchen

12'1 x 7'7 (3.68m x 2.31m)
Being part tiled and fitted with a range of light oak wall, drawer and base units with complementary work surfaces over, including a breakfast bar. Inset single drainer stainless steel sink with mixer tap. Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over. Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer. Tiled floor. uPVC double glazed French doors gives access into a ...

Rear Porch

7'6 x 5'10 (2.29m x 1.78m)
Fitted with vinyl flooring and having a fitted worktop with single base unit below. Space is provided for a tumble dryer. A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'1 x 9'10 (3.68m x 3.00m)
A good sized rear facing double bedroom, spanning the full width of the property.

Bedroom Two

12'1 x 8'4 (3.68m x 2.54m)
A front facing double bedroom having a built-in storage cupboard.

Shower Room

6'3" x 5'10" (1.92 x 1.79)
Fitted with a white 3-piece suite comprising of a shower enclosure with mixer shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.

Outside

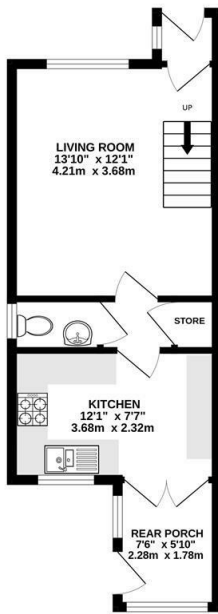
To the front of the property there is a low maintenance decorative gravel bed and a paved path leading up to the front entrance door.

A tarmac driveway to the side of the property provides off street parking for two vehicles.

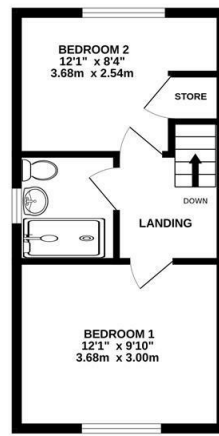
A gate at the top of the drive opens to the enclosed rear garden which is laid with decorative gravel and some pavers. There is also a small deck seating area and a hardstanding area with a garden shed. A further wooden gate opens to a grass area with conifer hedging and fence boundary.



GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq.ft. (59.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained herein, 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, agents and agencies shown here 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) 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		
	75	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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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RICS

Relocation agent network

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, electric 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.



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