



41 Hillman Drive,
Inkersall, S43 3SJ

OFFERS AROUND

£199,500

W
WILKINS VARDY

OFFERS AROUND

£199,500

IDEAL FAMILY HOME - EXTENDED THREE BED SEMI - MODERN FITTED KITCHEN - WELL KEPT GARDENS

This well appointed semi detached house offers just over 1000 sq.ft. of living space which includes a dual aspect living room with French doors opening onto the rear garden. The extended kitchen/dining room comes complete with cream hi-gloss units and a range of integrated appliances. With three good sized bedrooms and a family bathroom, together with well kept gardens to the front and rear, this property is an ideal family home.

Located in a popular residential area, close to local schools and amenities in Inkersall Green, the property is also well placed for accessing Ringwood Park and commuter links towards Chesterfield, Staveley and the M1 Motorway.

Don't miss the opportunity to make this lovely house your new home.

- Attractive & Extended Semi Detached Family Home
- Modern Fitted Kitchen with Integrated Appliances
- Spacious Dual Aspect Living Room
- Good Sized Dining Room
- Three Bedrooms
- Bathroom/WC
- Well Kept Gardens to the Front and Rear
- Popular & Convenient Location
- EPC Rating: C

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 93.6 sq.m./1007 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A front entrance door opens into an ...

Entrance Hall

Fitted with laminate flooring and having a built-in storage cupboard.
A staircase rises to the First Floor accommodation.

Living Room

19'2 x 10'10 (5.84m x 3.30m)
A spacious dual aspect room with uPVC double glazed French doors overlooking and opening to the rear garden.

Open Plan Kitchen/Dining Room

Dining Room

12'6 x 10'7 (3.81m x 3.23m)
A good sized reception room with window to the side elevation.
This room is fitted with laminate flooring and has a feature fireplace.
An opening leads through into the ...

Kitchen

10'10 x 10'8 (3.30m x 3.25m)
Fitted with a range of modern hi-gloss cream wall, drawer and base units with complementary wood work surfaces and upstands.
Inset single drainer sink with mixer tap.
Integrated appliances to include a washing machine, dishwasher, fridge/freezer, electric double oven and 4-ring gas hob with glass splashback and extractor hood over.
Laminate flooring.
A uPVC double glazed door gives access onto the side and to the rear of the property.

On the First Floor

Landing

Having access hatch to the loft storage space.

Bedroom One

12'6 x 11'7 (3.81m x 3.53m)
A good sized rear facing double bedroom, having a built-in double cupboard housing the Worcester Greenstar combi boiler.

Bedroom Two

12'7 x 9'3 (3.84m x 2.82m)
A good sized rear facing double bedroom.

Bedroom Three

10'11 x 7'2 (3.33m x 2.18m)
A good sized front facing single bedroom.

Family Bathroom

Fitted with a white 3-piece suite comprising a panelled bath with tiled splashback and electric shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

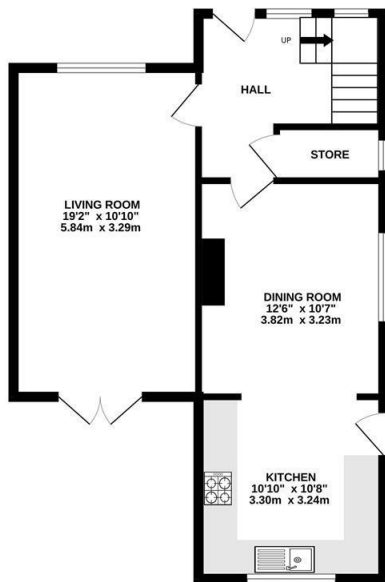
Outside

To the front of the property there is a lawned garden with a planted border and a central pathway leading to the front entrance door. On street parking is available in the area.

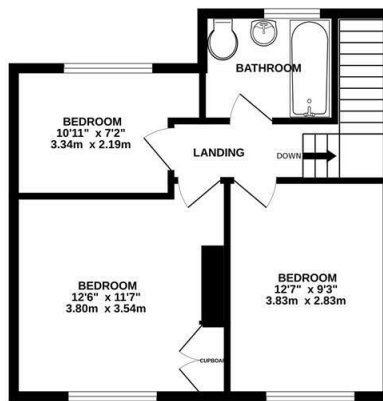
A gate gives access down the side of the property to the east facing rear garden, where there is a patio area, lawns and raised vegetable beds.
There is also a hardstanding area with a garden shed.



GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.6 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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RICS



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 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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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