



106 Bamford Road,
Inkersall, S43 3DS

£270,000

W
WILKINS VARDY

£270,000

EXTENDED DETACHED BUNGALOW - TWO DOUBLE BEDS - CONSERVATORY - NO UPWARD CHAIN

An attractive extended detached bungalow offering well proportioned and versatile accommodation, ideally suited to those seeking comfortable single storey living. The property features a spacious living room, an 'L' shaped dining kitchen with integrated cooking appliances, separate utility room with useful store room off, and a bright conservatory overlooking the enclosed rear garden. There are two double bedrooms and a modern shower room, complemented externally by two car standing spaces and an enclosed rear garden.

Located in this established residential neighbourhood, the property is well placed for the local amenities in Inkersall Green and for Poolsbrook Country Park, and readily accessible for transport links towards Chesterfield, Staveley and the M1 Motorway.

Offered for sale with no upward chain, this appealing bungalow provides excellent potential for a range of buyers and early viewing is highly recommended.

- ATTRACTIVE EXTENDED DETACHED BUNGALOW
- 'L' SHAPED DINING KITCHEN
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- MODERN SHOWER ROOM/WC
- ENCLOSED REAR GARDEN
- SPACIOUS BAY FRONTED LIVING ROOM
- SEPARATE UTILITY ROOM WITH STORE ROOM OFF
- TWO DOUBLE BEDROOMS
- TWO CAR STANDING SPACES
- EPC RATING: TBC

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Security alarm system
Gross internal floor area - 85.7 sq.m./923 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

A uPVC double glazed side entrance door opens into the ...

Dining Kitchen

16'11 x 11'10 (5.16m x 3.61m)
Fitted with a range of modern cream hi-gloss wall, drawer and base units with plinth heating, complementary work surfaces and upstands.
Inset 1½ bowl single drainer ceramic sink with mixer tap.
Integrated appliances to include an electric double oven and hob with extractor over.
Vertical radiator.
Tiled floor.
Doors from here give access into the inner hall and the utility room.
French doors in the dining area open into the conservatory.

Utility Room

10'7 x 7'6 (3.23m x 2.29m)
Having a fitted worktop with single base unit below.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer and an American style fridge/freezer.
Tiled floor.
A door gives access to a ...

Store Room

Fitted with vinyl flooring.

Brick/uPVC Double Glazed Conservatory

11'10 x 7'5 (3.61m x 2.26m)
Having a tiled floor and a door opening to a deck seating area and ramp which leads down to the garden.

Inner Hall

Having a built-in storage cupboard.

Bedroom Two

9'9 x 9'7 (2.97m x 2.92m)
A rear facing double bedroom fitted with laminate flooring and having fitted wardrobes with sliding doors.

Modern Wet Room

11'11 x 9'7 (3.63m x 2.92m)
Being part tiled/part waterproof boarding and having a large shower area

with mixer shower, semi pedestal wash hand basin and a low flush WC.
Tiled and waterproof flooring.
Downlighting.

Bedroom One

19'3 x 9'7 (5.87m x 2.92m)
A good sized front facing double bedroom fitted with laminate flooring.

Living Room

16'6 x 11'10 (5.03m x 3.61m)
A spacious bay fronted reception room fitted with laminate flooring.
This room also has a feature fireplace with wood surround and ornate cast iron/tiled fireplace.

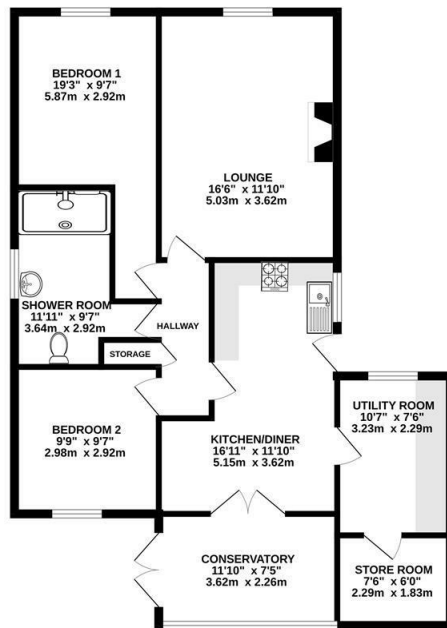
Outside

To the front of the property there is a lawned garden with some shrubs and a paved ramp leading up to the side entrance door. There is also a car standing space to either side of the property. An EV charging point is provided.

A gate gives access down the side of the property, where there are planted borders, to an enclosed rear garden where there is a raised deck seating area. A deck ramp leads down to a second deck seating area where there is also a garden shed. A further ramp leads down to the lawned garden where there is a mature tree and a fruit tree.



GROUND FLOOR
923 sq. ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq. ft. (85.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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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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		
(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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