



8 Blue Bell Close,  
Inkersall, S43 3GE

£179,950

W  
WILKINS VARDY

# £179,950

THREE BED STONE BUILT SEMI - CUL-DE-SAC POSITION - MODERN KITCHEN - SOUTH FACING REAR GARDEN

Occupying a popular cul-de-sac position is this attractive stone built semi detached house which presents an excellent opportunity for families and first time buyers alike. Upon entering the property you are welcomed into a spacious living room. The modern kitchen/diner is the heart of the home and has French doors opening onto the south facing rear garden. With three bedrooms and a family bathroom, this home offers both comfort and functionality.

Inkersall is known for its community spirit and convenient amenities, making it a desirable location for families. Residents can enjoy nearby parks and recreational areas, perfect for outdoor activities and leisurely strolls. Additionally, the property is well connected to local transport links, ensuring easy access to Chesterfield and beyond.

With its appealing features and prime location, it is a wonderful opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this charming house your new home.

- SEMI DETACHED HOUSE IN POPULAR
- SPACIOUS LIVING ROOM

CUL-DE-SAC POSITION

- MODERN KITCHEN/DINER WITH
  - THREE BEDROOMS
- INTEGRATED COOKING APPLIANCES

- FAMILY BATHROOM
- EPC RATING: C

- OFF STREET PARKING & MATURE
- ENCLOSED SOUTH FACING REAR GARDEN

## General

Gas central heating (Vaillant Ecotec Pro Combi Boiler)  
Wooden framed sealed unit double glazed windows and doors  
Gross internal floor area - 67.7 sq.m./729 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A wooden framed double glazed front entrance door opens into an ...

## Entrance Hall

Fitted with bamboo flooring. A staircase rises to the First Floor accommodation.

## Living Room

16'6 x 11'3 (5.03m x 3.43m)  
A spacious front facing reception room, fitted with bamboo flooring and having a feature fireplace with wood surround, marble inset and hearth, and an inset living flame coal effect gas fire.  
A door gives access to a useful built-in under stair store.

## Kitchen/Diner

14'7 x 8'9 (4.45m x 2.67m)  
Spanning the full width of the property and fitted with a range of white wall, drawer and base units with complementary work surfaces and upstands.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with glass splashback and extractor hood over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Vinyl flooring.  
Wooden framed double glazed French doors overlook and open onto the rear patio.

## On the First Floor

## Landing

With loft access hatch and a built-in airing cupboard housing the gas boiler.

## Bedroom One

13'7 x 7'11 (4.14m x 2.41m)  
A good sized rear facing double bedroom, fitted with bamboo flooring.

## Bedroom Two

11'8 x 7'11 (3.56m x 2.41m)  
A good sized front facing double bedroom.

## Bedroom Three

8'10 x 6'6 (2.69m x 1.98m)  
A rear facing single bedroom, fitted with laminate flooring and currently used as a study.

## Family Bathroom

Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath with 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, alongside a shared tarmac driveway which leads to off street parking.

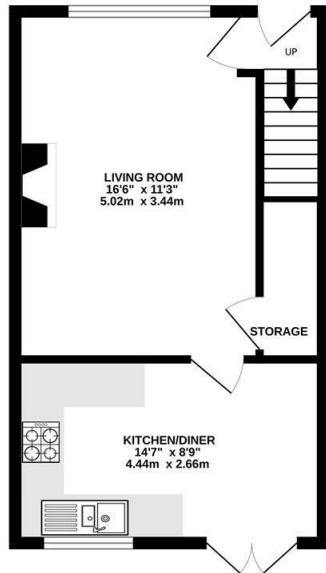
A gate at the top of the drive gives access to the enclosed south facing rear garden which comprises of a block paved patio with pergola, lawn with mature borders of plants and shrubs, and a deck seating area. There is also a garden shed.



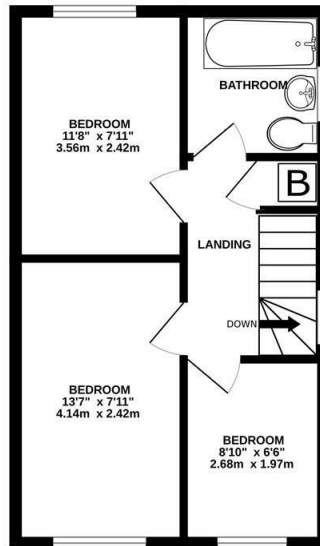




GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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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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		
	69	75
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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.



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

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