

wards
estate agents

8 Blue Lodge Close

Inkersall, Chesterfield, S43 3GF

Guide price £300,000

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Guide Price £300,000 - £325,000

We are delighted to present this immaculately presented FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE, situated in this ever popular cul de sac with amazing front aspect views towards open countryside. located within a highly sought after location in Inkersall, close to local amenities, bus routes, and main Commuter Link Network routes including M1 Motorway Junctions 29/29A/30.

Internally the generously proportioned and neutrally decorated family accommodation benefits from gas central heating (new boiler in 2018 with 12 year guarantee) uPVC double glazing (new in 2025 with 10 year guarantee). Comprises on the ground floor of entrance hall, family reception room with feature contemporary fireplace, separate dining room, superb breakfasting kitchen with integrated appliances and breakfasting island, ground floor WC and complementary utility room.

To the first floor the deceptively spacious accommodation offers a principal double bedroom with two double fitted wardrobes & fully tiled en suite shower room, three further double bedrooms and a luxury fully tiled family bathroom with 3 piece suite.

Front driveway provides ample parking spaces.

Good sized enclosed rear garden with substantially fenced boundaries. Paved patio area with low brick walling and low gradient steps to the upper lawn area. A perfect setting for outside family & social entertaining/enjoyment! Garden shed is included.

Additional Information

Gas Central Heating -New Ideal boiler in Oct 2018 with 12 year guarantee
uPVC double glazed windows- new in 2025 with 10 year guarantee
Gross Internal Floor Area - 106.2 Sq.m/ 1143.3 Sq.Ft.
Council Tax Band -D
Secondary School Catchment Area-Springwell Community College

























Entrance Hall
5'7" x 5'0" (1.70m x 1.52m)

uPVC front entrance door. Stairs climb to the first floor.

Reception Room
15'3" x 13'2" (4.65m x 4.01m)

A spacious family reception room with front aspect bay window. Feature contemporary marble fireplace with electric log effect living flame fire.

Open Plan Breakfast Kitchen
16'5" x 10'0" (5.00m x 3.05m)

Fabulous open plan family breakfast kitchen which includes a modern neutral Soft Cream range of base and wall units with complementary work surfaces having an inset composite sink with feature tiled splash backs. Integrated double oven, 5 ring gas hob and chimney extractor above. Integrated fridge freezer and dishwasher and a built in wine rack. . Built in Microwave. Breakfasting Island with seating for 4 with useful storage cupboards on one side. The Ideal boiler (new in 2018 with 12 year guarantee) is located in a cupboard in the kitchen. Under stairs store cupboard provides excellent storage space. French doors lead onto the rear gardens.

Utility Room
11'2" x 6'8" (3.40m x 2.03m)

Complementary range of base and wall cupboard with work surfaces and inset sink. Space is provided for washer and dryer. Access to the ground floor WC

Ground Floor WC
5'4" x 2'6" (1.63m x 0.76m)

Comprising of a low level WC and is located in a storage area in the utility.

Dining Room
12'1" x 6'8" (3.68m x 2.03m)

Formal dining room with front aspect window.

First Floor Landing
13'1" x 5'3" (3.99m x 1.60m)

Access to the insulated loft space which is partly boarded. Built in airing cupboard with hot water cylinder tank and linen storage. Additional built in storage cupboard.

Front Double Bedroom One
13'5" x 11'2" (4.09m x 3.40m)

Main double bedroom with front aspect window. Two double built in wardrobes. Access to the en suite shower room. Views towards open countryside

Fully Tiled En-suite
5'7" x 5'6" (1.70m x 1.68m)

Comprising of a 3 piece suite which includes a shower cubicle with mains shower, pedestal wash hand basin and low level WC.













Rear Double Bedroom Two
13'5" x 7'8" (4.09m x 2.34m)

A second nice sized double bedroom with two rear aspect windows.

Front Double Bedroom Three
12'2" x 6'8" (3.71m x 2.03m)

A versatile third double bedroom with front aspect window. Views towards open countryside.

Rear Double Bedroom Four
10'3" x 7'8" (3.12m x 2.34m)

Fourth double bedroom with rear aspect window and which is currently used as a dressing room.

Luxury Family Bathroom
7'6" x 4'11" (2.29m x 1.50m)

Being fully tiled and comprising of a 3 piece suite which includes a bath with electric shower above, shower screen and feature wall decorative tiling. Pedestal wash hand basin and low level WC. Chrome heated towel rail.

Outside
Front driveway provides ample parking spaces.

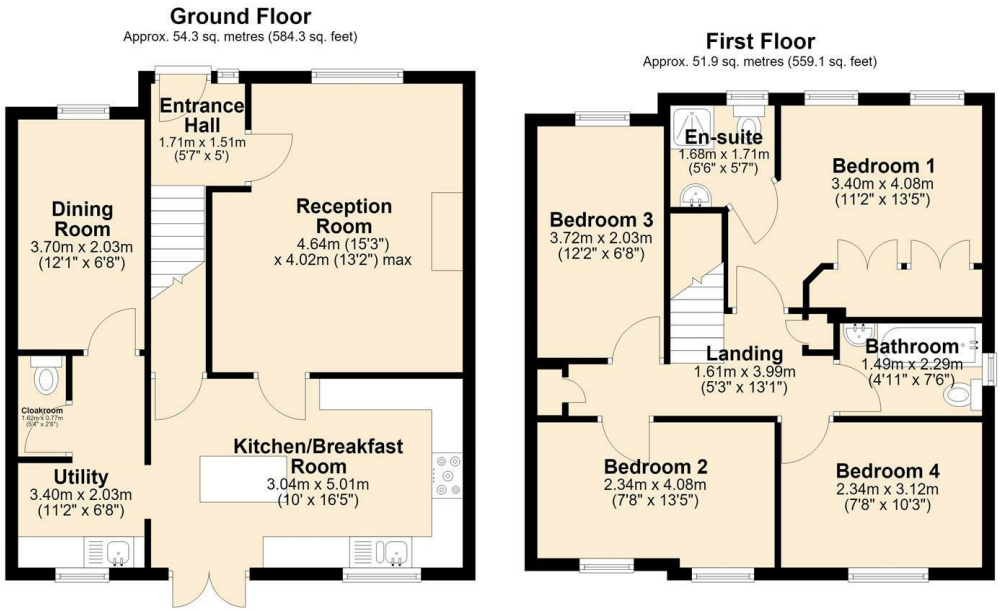
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School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

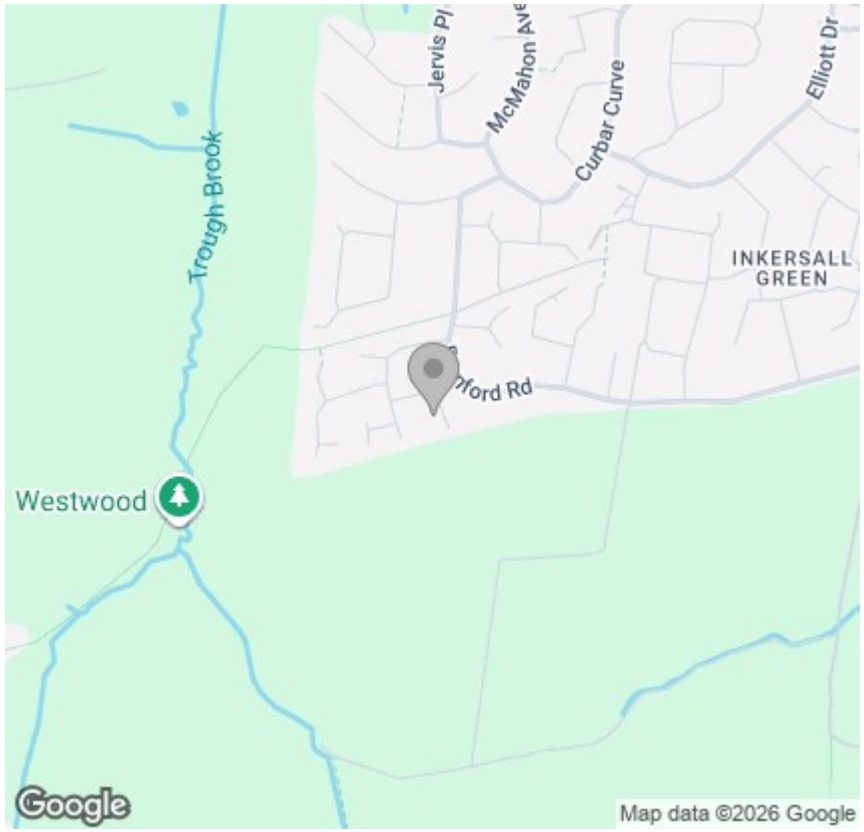
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 106.2 sq. metres (1143.3 sq. feet)

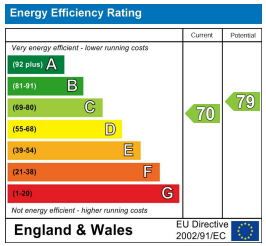
Area Map

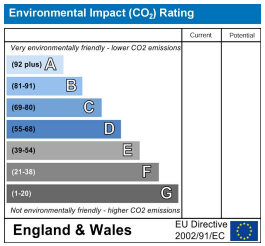


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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, 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.

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