



Offers Over £215,000 Freehold

30 ELLIOTT DRIVE | INKERSALL | CHESTERFIELD | S43 3DP

**BuckleyBrown**  
ESTATE AGENTS

FALL IN LOVE AT FIRST SIGHT... Welcome to Elliott Drive, a gorgeous two bedroom semi detached bungalow, situated in the heart of Inkersall. With its well thought out layout, stunning internal decor and gorgeous garden, this property creates a perfect retreat for your family. Come on in...

Upon entry you will be greeted by the hallway, providing access into the kitchen, this is a bright space complete with modern cabinetry and space for your dining furniture. This room benefits from french doors onto the garden, creating a flood of natural light. Through into the reception room you will find a cosy setting with tasteful decor, creating the perfect place to relax in and enjoy time with family or to enjoy a good book.

This home benefits from two great sized bedrooms, both with ample space and opportunity to make your own. To complete the property is the gorgeous family bathroom.

You will continue to be wowed as you step outside, as this property features a well maintained and much loved garden, providing a lovely and mature outdoor space, perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air in a tranquil setting. Along with this, the home benefits from an outbuilding and summer room on the rear garden, a perfect place to enjoy warm summer evenings. Additionally, to the front of the home is a well looked after lawned area and the driveway offers convenient off street parking. You will also find a garage to the home which includes a workshop.

This bungalow not only has a comfortable living space but great decor throughout and a gorgeous rear garden which just has to be seen and enjoyed! Situated in Inkersall, you will find yourself within close proximity to amenities, shops and transport links.

Don't miss the opportunity to make this bungalow your next home. Call today to view!





### Entrance Hallway

Allowing access into:

### Kitchen 10'4" x 8'7"

Complete with ample modern matching cabinets along with complimentary worktop over. Inset sink and plenty of space for your appliances. Room for dining furniture and french doors allowing access onto the rear garden.

### Living Room 17'4" x 10'8"

Carpeted flooring, central heating radiator and window to the front elevation.

### Bedroom One 13'6" x 10'9"

Carpeted flooring, central heating radiator and window to the rear elevation.

### Bedroom Two 8'9" x 8'3"

Carpeted flooring, central heating radiator and window to the front elevation.



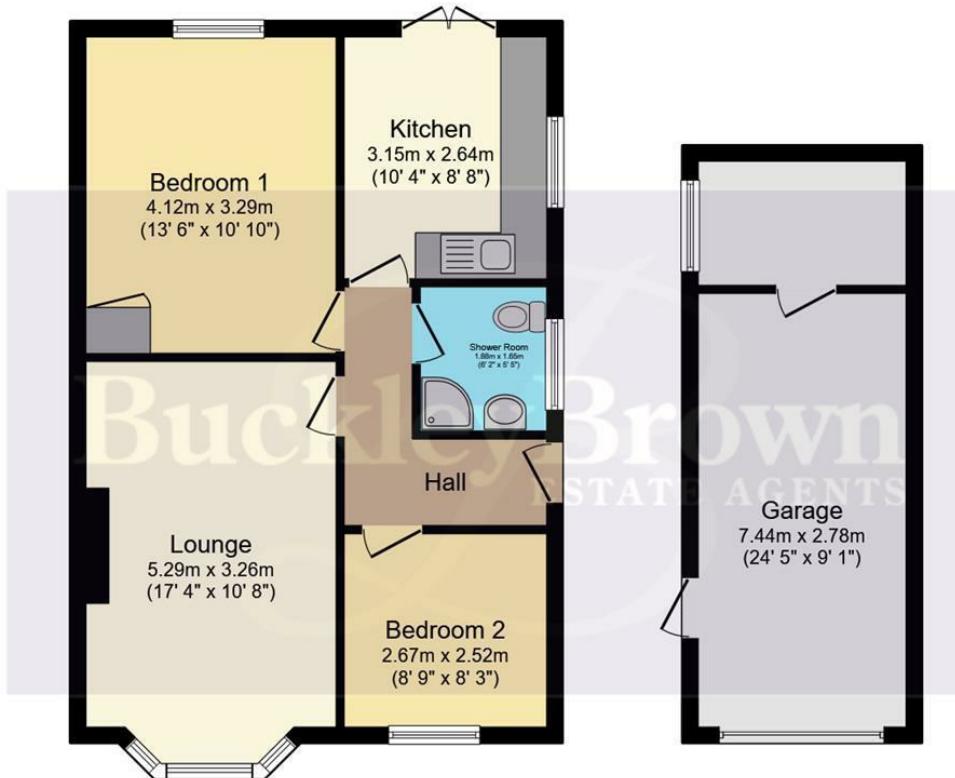
### Shower Room

Gorgeous shower room, complete with low flush WC, hand wash basin and shower, which is an electric power shower pod.

### Outside

Well maintained and mature rear garden, with tiered lawn area, artificial lawn area and pond. You will also benefit from extra security with lockable gates, perfect for children or dogs! This property benefits from an outbuilding and summer room on the rear garden. To the front offers a well maintained lawn and driveway for ample off street parking. You will also find a garage, which includes a workshop.





**Floor Plan**

Floor area 54.7 sq.m. (589 sq.ft.)

**Garage**

Floor area 20.0 sq.m. (215 sq.ft.)

**Total floor area: 74.6 sq.m. (804 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-80) B		
(69-60) C		
(55-48) D		66
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

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