



**Inkersall Green Road, Inkersall, Chesterfield, Derbyshire S43 3SE**

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**£195,000**

**PINWOOD**





# Inkersall Green Road Inkersall Chesterfield Derbyshire S43 3SE



£195,000

3 bedrooms  
1 bathrooms  
2 receptions

- DRIVEWAY PARKING FOR TWO CARS - POTENTIAL FOR ADDITIONAL DRIVEWAY
- TWO RECEPTION ROOMS - OPEN PLAN LOUNGE DINER
- GENEROUS FULLY ENCLOSED WEST FACING LANDSAPED REAR GARDEN - PERECT FOR SUNSETS
- SET IN THE HEART OF THE VILLAGE - ACROSS FROM INKERSALL PRIMARY SCHOOL
- GROUND FLOOR W.C/CLOAKROOM - UTILITY ROOM AND REAR PORCH WITH STORE ROOM
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- EASY ACCESS FOR ALL MAIN COMMUTER ROUTES AND M1 MOTORWAY JUNCT 29A
- WALKING DISTANCE TO POOLSBROOK COUNTRY PARK
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH - SEPARATE W.C
- THREE DOUBLE BEDROOMS



DELIGHTFUL FAMILY HOME\*\*Pinewood Properties are offering this delightful THREE Double Bedroomed Semi Detached House offers over 1000 Sq. Ft. of well ordered and well presented accommodation ideal for a growing family. The property is conveniently situated for local schools and amenities in Inkersall Green and is just 2.5 miles from M1, J29A, main commuter routes, the town of Bolsover, Staveley and Chesterfield are close by and Poolsbrook Country Park is a short walk away.

The accommodation comprises: Entrance hall with ample storage, modern kitchen with integrated appliances and breakfast bar, open plan lounge diner with feature fireplace ,utility room, side porch with store and w.c off. Upstairs has three double bedrooms, a modern bathroom with white suite and shower over bath and separate w.c. To the front there is a lawned garden with floral/shrub borders and car standing space for one vehicle - potential for additional driveway. To the rear there is a good sized west facing patio with steps up to a lawned garden with low maintenance pebbled beds. uPVC Double Glazing and Gas Central Heating

**\*\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

**ENTRANCE HALL**

With two built-in storage cupboards, landing with loft access hatch

**DINING ROOM**

12'11" x 9'3" (3.95 x 2.82)

A second generous reception room being rear facing and open plan to the Living Room

**LIVING ROOM**

16'8" x 10'2" (5.10 x 3.12)

A generous rear facing room, with bay window and having a feature fireplace with wood surround, marble inset, hearth and fitted coal effect electric fire

**KITCHEN**

12'0" x 8'7" (3.68 x 2.62)

**UTILITY ROOM**

9'6" x 6'7" (2.92 x 2.03)

With space and plumbing for an automatic washing machine and space for a tumble dryer

**SIDE PORCH**

With a door to a useful storage area and double doors giving access to the outside.

**GROUND FLOOR W.C/CLOAKROOM**

6'2" x 3'4" (1.88 x 1.02)

With low flush WC

**BEDROOM ONE**

12'11" x 10'4" (3.96 x 3.16)

A good sized front facing double room, with built-in wardrobe

**BEDROOM TWO**

12'11" x 9'3" (3.96 x 2.82)

A second good sized front facing double room, with built-in wardrobe

**BEDROOM THREE**

10'5" x 7'4" (3.20 x 2.26)

A front facing small double room

**BATHROOM**

7'4" x 5'11" (2.26 x 1.81)

Being fully tiled and containing a modern re-fitted white 2-piece suite comprising of a panelled bath with electric shower over and pedestal wash hand basin

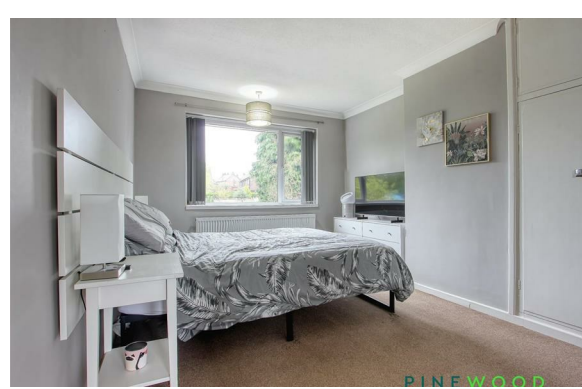
Built-in storage cupboard housing the hot water cylinder

Tile effect vinyl flooring

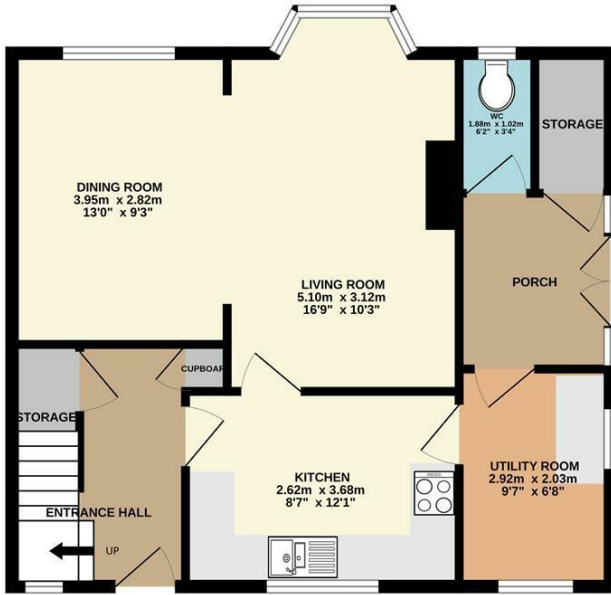
**SEPERATE W.C**

4'11" x 3'1" (1.50 x 0.94)

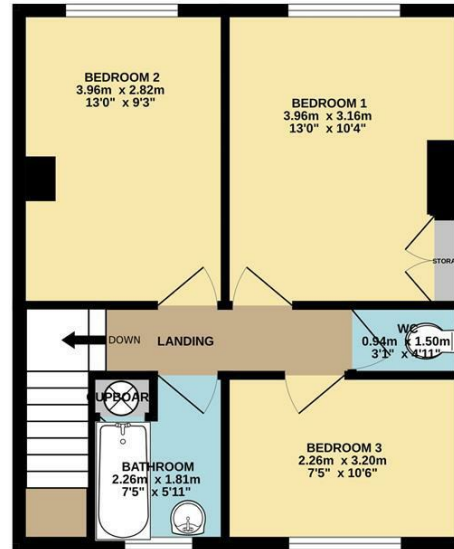
With a white low flush WC



GROUND FLOOR  
58.0 sq.m. (624 sq.ft.) approx.



1ST FLOOR  
42.1 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA: 100.1 sq.m. (1077 sq.ft.) 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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### OUTSIDE

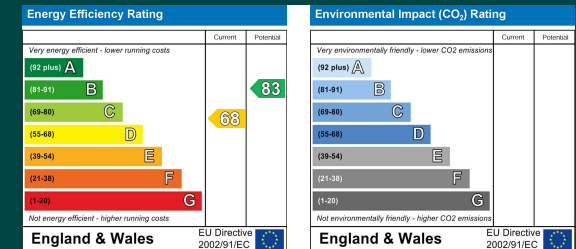
To the front of the property there is a lawned garden with floral and shrub borders and central paved pathway. There is also a drive providing Car Standing Space for two vehicles. A gate to the side of property leads to the west facing rear garden where there is a large paved patio with blue slate area. Steps lead up to a lawned garden with low maintenance pebble beds with floral border.

### GENERAL INFORMATION

Loft  
Tenure: Freehold  
Council Tax Band: A  
EPC Rating: D  
Total Floor Area: 1075.00 sq ft / 99.9 sq m  
Gas Central Heating: Combi Boiler  
uPVC Double Glazing

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



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PINEWOOD

