



Beeley Way, Inkersall, Chesterfield, Derbyshire S43 3ED

 **3**  **1**  **1**  **EPC TBC**

Offers Over £250,000

PINEWOOD



Beeley Way Inkersall Chesterfield Derbyshire S43 3ED



Offers Over £250,000

**3 bedrooms
1 bathroom
1 reception**

- NO CHAIN - RENOVATED, MODERNIZED AND BEAUTIFULLY PRESENTED FAMILY ACCOMMODATION
- SINGLE GARAGE AND DRIVEWAY PARKING FOR ONE CAR
- EXTENDED AND UPGRADED BATHROOM WITH WHITE SUITE, SHAPED BATH AND SHOWER OVER
- CONSERVATORY TO REAR OVERLOOKING GARDENS WITH ACCESS TO THE REAR GARDEN
- CUL DE SAC -VILLAGE LOCATION - IDEAL FOR ACCESS TO THE M1 MOTORWAY
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING - NEW UPVC WINDOWS FITTED 2022 - COUNCIL TAX BAND B
- GENEROUS CORNER PLOT - GARDENS TO THREE SIDES - VEGETABLE GROWING AREA
- OPEN PLAN KITCHEN LOUNGE AREA - LOUNGE HAS FEATURE FIREPLACE AND UPVC DOORS OUT TO THE GARDEN
- THREE DOUBLE BEDROOMS - ALL WITH SPACE FOR WARDROBES
- CLOSE TO WELL REGARDED PRIMARY AND SECONDARY SCHOOLS AND POOLSBROOK COUNTRY PARK

PINEWOOD

NO CHAIN**GENEROUS CORNER PLOT**SINGLE DETACHED GARAGE**DRIVEWAY PARKING TWO CARS**

****BEAUTIFULLY UPGRADED AND MODERNIZED WELL PRESENTED FAMILY HOME**** Pinewood Properties are delighted to offer this THREE DOUBLE BED DETACHED BUNGALOW which is located on a cul de sac in this popular residential area of Inkersall. Within easy access to various local village amenities and commuter routes. Easy access to the M1 motorway and nearby town of Chesterfield. Nearby is Poolsbrook Country Park for walks. The property has been upgraded and comprises a well equipped modern gloss kitchen diner with pantry/store being open plan to the lounge area, which has a feature fireplace and access through uPVC doors into the garden, there is also a spacious light and airy conservatory with access to the garden, Three double bedrooms all with space for wardrobes and a modern extended and upgraded bathroom with white suite and shower over shaped bath. With well established enclosed gardens to the front, side and rear of the property including a secluded and private patio seating area, lawn and vegetable growing area. This property also benefits from driveway parking for two cars and a single garage. uPVC Double Glazing and Gas Central Heating.

****VIDEO TOUR -TAKE A LOOK AROUND****

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

KITCHEN DINER

15'11" x 10'11" (4.86 x 3.35)

The kitchen diner is accessed from the rear composite door and is open plan to the lounge, it has been re fitted by the current owners with a great range of cream gloss soft close drawer, wall and base units with brushed copper handles, complimentary butchers block wooden worktop with tiled surrounds incorporating a 1 1/2 bowl ceramic sink with brushed copper mixer tap. Painted décor, coving to the walls and wood effect flooring, With space for a tall fridge freezer and dining table, and a useful pantry/store cupboard. There is a uPVC window and uPVC door leading to the conservatory.

LOUNGE

15'10" x 10'7" (4.85 x 3.23)

The light and airy lounge area has wood effect flooring, painted décor with coving, uPVC window and uPVC doors leading out to the rear garden. There is a stylish feature fireplace which houses an electric fire, radiator, painted décor coving and inset spotlighting.

CONSERVATORY

9'10" x 7'8" (3.00 x 2.35)

The bright conservatory overlooks the gardens and patio with uPVC window and a uPVC door leading out to the garden, With poly carbonate roofing, built in sun blinds and wood effect flooring.

INNER HALL

The inner hall has wood effect flooring, painted décor and loft access.

BEDROOM ONE

13'7" x 10'0" (4.16 x 3.06)

This double bedroom has carpet, painted décor with coving, radiator, space for wardrobes and uPVC doors leading outside.

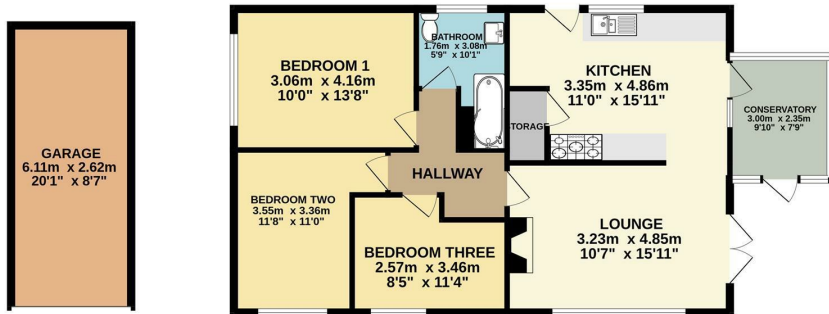
BEDROOM TWO

11'7" x 11'0" (3.55 x 3.36)

This double bedroom to the front aspect has carpet, painted décor with a wallpapered feature wall, coving, radiator and uPVC window.



GROUND FLOOR
92.8 sq.m. (999 sq.ft.) approx.



TOTAL FLOOR AREA : 92.8 sq.m. (999 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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BEDROOM THREE

11'4" x 8'5" (3.46 x 2.57)

This extended bedroom to the front aspect has carpet, painted décor with a wallpapered feature wall, coving, radiator and uPVC window.

FAMILY BATHROOM

10'1" x 5'9" (3.08 x 1.76)

The extended and upgraded modern part tiled family bathroom has a white three pieces suite comprising of a low flush w.c. ceramic sink with chrome mixer tap wet into a white vanity unit and a shaped bath with glass screen and chrome rain head shower over. With tiled flooring, insert spotlighting, extractor fan, wall mounted chrome towel radiator and uPVC frosted window.

SINGLE GARAGE

20'0" x 8'7" (6.11 x 2.62)

The single garage has up and over door, lighting, power, water tap and utility area with space/plumbing for a washing machine and tumble dryer.

OUTSIDE

Set in a generous plot having gardens to three side which are fully enclosed and private, with secluded patio area, well established trees and shrubs, lawn with flower beds and vegetable growing area, space for a greenhouse too.

GENERAL INFORMATION

Tenure: Freehold

Energy Performance Rating: C Rated

Council Tax Band B

Total Floor Area: 999.00 sq ft / 92.8 sq m

Fully uPVC Double Glazed - New windows and Doors fitted recently

Gas Central Heating - Combi Boiler

Loft: Partially Boarded, lighting and power, pull down ladders

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.

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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