



**Bamford Road, Inkersall, Chesterfield, Derbyshire S43 3DS**

3 2 3 EPC D

**£280,000**

**PINEWOOD**





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Inkersall  
Chesterfield  
Derbyshire  
S43 3DS**



**£280,000**

**3 bedrooms  
2 bathrooms  
3 receptions**

- BEAUTIFULLY PRESENTED FAMILY HOME - POPULAR RESIDENTIAL ESTATE - EASY ACCESS TO THE M1 MOTORWAY
  - THREE DOUBLE BEDROOMS
    - PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- GROUND FLOOR W.C - MODERN FAMILY BATHROOM - ENSUITE SHOWER ROOM
  - TWO RECEPTION ROOMS & ADDITIONAL MULTI USE ROOM/PLAYROOM
    - DRIVEWAY PARKING FOR TWO CARS
    - BUILT IN WARDROBES TO BEDROOMS ONE AND THREE
- EPC RATED -D - COUNCIL TAX BAND C - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING
- STUNNING KITCHEN WITH INTEGRATED DISHWASHER, FRIDGE FREEZER, OVEN, HOB AND EXTRACTOR
- FULLY ENCLOSED LOW MAINTENANCE REAR FAMILY SIZED LANDSCAPED GARDEN





Welcome to this charming THREE bedroom detached house located on Bamford Road in the sought-after area of Inkersall, Chesterfield. Spanning across 1,108 sq ft, this delightful house offers ample space for you to create your dream home.

To the ground floor, the property boasts a spacious lounge and separate dining room along with the conversion of the former integral garage into a multi use room/playroom. These rooms are perfect for entertaining guests or simply relaxing with your family. To the rear of the property is a modern fitted kitchen with integrated electric oven, induction hob, extractor, washing machine, dishwasher and fridge freezer. The ground floor also benefits from a W.C.

To the first floor are three double bedrooms and a family bathroom. The principal bedroom benefits from an en suite shower room and two of the bedrooms have built in wardrobes with mirrored sliding doors. The family bathroom comprises of a bath with shower over and glass shower screen, low flush W.C and a sink set into a vanity unit.

To the front of the property is a driveway for two cars. To the rear is a fully enclosed family sized garden with a patio area, artificial grass and a lower decked seating area.

Don't miss out on the chance to own this lovely property in Inkersall - schedule a viewing today and envision the endless possibilities that await you in this delightful home.

#### HALL/STAIRS AND LANDING

Entered through a double glazed door, having painted decor, a tiled flooring and a central heating radiator, with access to the first floor and all ground floor rooms., Off the hall way is a useful downstairs W.C .

A spacious landing space providing access to all first floor rooms and the loft space. There is a double glazed window to the side, airing cupboard and a decorative spindle balustrade.

#### LOUNGE

12'4" x 11'6" (3.78 x 3.51)

To the rear of the property having a bay with a double glazed window overlooking the rear garden. With painted decor, laminate flooring and a central heating radiator,

#### DINING ROOM

9'10" x 7'5" (3.00 x 2.27)

To the front of the property with painted decor, laminate flooring, a UPVC double glazed window and a central heating radiator.

#### KITCHEN

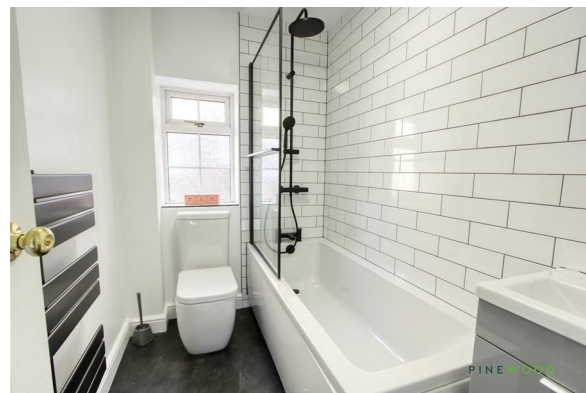
12'1" x 8'6" (3.70 x 2.60)

A modern kitchen appointed with wall, base and drawer units, working surface with inset sink., integrated electric oven, induction four ring hob, extractor., dishwasher, washing machine and fridge freezer. With painted décor, a tiled floor, wall mounted grey vertical radiator, uPVC double glazed window and door to the rear garden.

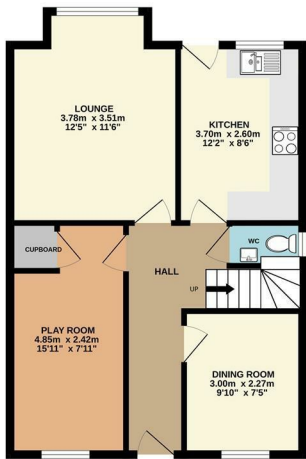
#### GROUND FLOOR W.C

4'11" x 3'2" (1.52 x 0.97)

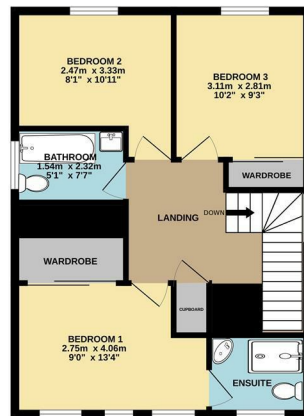
Located off the hallway with a low flush W.C and a ceramic sink with chrome mixer tap. With painted decor, tiling, a tiled floor, central heating radiator and a side facing uPVC double glazed window with obscured glass.



GROUND FLOOR  
53.9 sq.m. (561 sq.ft.) approx.



1ST FLOOR  
49.0 sq.m. (527 sq.ft.) approx.



TOTAL FLOOR AREA - 102.9 sq.m. (1108 sq.ft.) approx.

While 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 or omission of measurements. This plan is for guidance 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.  
Made with Metreplan 02024

### MULTI USE ROOM/PLAYROOM

15'10" (max) x 7'11" (4.85 (max) x 2.42)

Formally the integral garage, now converted into a playroom with store cupboard which houses the combi boiler. Could be converted back to a garage or used as a home office/gym. With painted décor, laminate flooring, a front facing uPVC double glazed window and a central heating radiator.

### BEDROOM ONE

9'0"(max) x 13'3" (2.75(max) x 4.06)

A good size double bedroom with fitted wardrobes and sliding mirrored doors. With painted décor, carpet, three front facing uPVC double glazed windows and a central heating radiator.

### EN SUITE

7'5" x 5'5" (2.27m x 1.67)

Located off the principal bedroom, fitted with a white suite comprising a walk in shower cubicle with chrome mixer shower, low flush W.C and a corner sink with mixer tap set into a high gloss vanity unit. With painted décor, tiling to the shower and vanity areas, vinyl flooring, a uPVC double glazed window with obscured glass and a wall mounted chrome heated towel rail.

### BEDROOM TWO

8'1" x 10'11" (2.47 x 3.33)

A double bedroom with rear facing uPVC double glazed window overlooking the rear garden. With painted décor, carpet and a central heating radiator.

### BEDROOM THREE

10'2" x 9'2" (3.11 x 2.81)

A double bedroom with rear facing uPVC double glazed window overlooking the rear garden. Benefitting from a build in wardrobe with sliding mirrored doors. With painted décor, carpet and a central heating radiator.

### FAMILY BATHROOM

5'0" x 7'7" (1.54 x 2.32)

A modern family bathroom with white suite, comprising of a panelled bath with black mixer shower over, low flush W.C and sink with mixer tap set into a high gloss vanity unit. With painted décor, tiling to the bath area, vinyl flooring, a side facing uPVC double glazed window with obscured glass and a wall mounted grey towel rail.

### OUTSIDE

To the front of the property there is a driveway providing off road parking for two cars and a lawned area. Gated side access leads to the rear fully enclosed easily maintained garden comprising of a stone patio area, leading down to an artificial lawn. Further steps lead down to a decked seating area.

### GENERAL INFORMATION

Tenure: FREEHOLD  
Council Tax Band-B  
Gas Central Heating  
uPVC Double Glazing  
EPC-B  
Total Floor Area - 1108.00 sq ft / 102.9 sq m

### 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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