



8 Kinder Road,  
Inkersall, S43 3HR

OFFERS IN THE REGION OF

£184,950

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WILKINS VARDY

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# £184,950

A PERFECT FAMILY HOME - EXTENDED ACCOMMODATION - SOUTH FACING PLOT - GARAGE - CLOSE TO PLAYING FIELDS AND SHOPS

This property is a perfect choice for a family looking for an ideal and affordable home.

Upon entering, you are greeted by two spacious reception rooms, offering ample space for relaxation and entertainment. The addition of a conservatory provides a lovely spot to enjoy the view of the south east facing rear garden, perfect for those sunny afternoons.

With three cosy bedrooms, there is plenty of room for the whole family. The property also boasts a well maintained bathroom. The detached garage to the rear provides extra storage or parking options.

Situated close to amenities and a nearby playing field, this home offers both convenience and recreational opportunities for all family members.

- Well Proportioned Semi Detached Family Home
- Two Good Sized Reception Rooms
- Brick/uPVC Double Glazed Conservatory
- Well Appointed Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Gardens to the Front and Rear, the rear being South East Facing
- Detached Garage to the Rear
- EPC Rating: E

## General

Solid fuel central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 85.9 sq.m./924 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A composite front entrance door opens into a ...

### Entrance Hall

Having a tiled floor. A staircase rises to the First Floor accommodation.

### Sitting Room

12'7 x 9'1 (3.84m x 2.77m)

A front facing reception room having a feature tiled fireplace with open grate.

### Living Room

13'6 x 11'5 (4.11m x 3.48m)

A good sized rear facing reception room having a feature fireplace with wood surround, tiled inset and hearth and a solid fuel room heater with back boiler.

uPVC double glazed French doors give access into the ...

### Brick/uPVC Double Glazed Conservatory

9'1 x 8'7 (2.77m x 2.62m)

Having a tiled floor and French doors which overlook and open onto the rear garden.

### Kitchen

9'11 x 7'3 (3.02m x 2.21m)

Being part tiled and fitted with a range of wall and base units with solid wood work surfaces over.

Belfast sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and a freestanding cooker.

Built-in under stair pantry.

Tiled floor.

A composite door gives access onto the side and to the rear of the property.

## On the First Floor

### Landing

Having a built-in airing cupboard housing the hot water cylinder.

Loft access hatch with pull down ladder.

## Bedroom One

11'11 x 10'10 (3.63m x 3.30m)

A good sized rear facing double bedroom.

## Bedroom Two

10'10 x 9'4 (3.30m x 2.84m)

A front facing double bedroom.

## Bedroom Three

8'11 x 8'0 (2.72m x 2.44m)

A front facing single bedroom having a built-in over stair store cupboard.

## Bathroom

Being fully tiled and fitted with a 2-piece suite comprising a panelled bath with electric shower over, and a pedestal wash hand basin.

Tiled floor.

## Separate WC

Having a tiled floor and fitted with a low flush WC.

## Outside

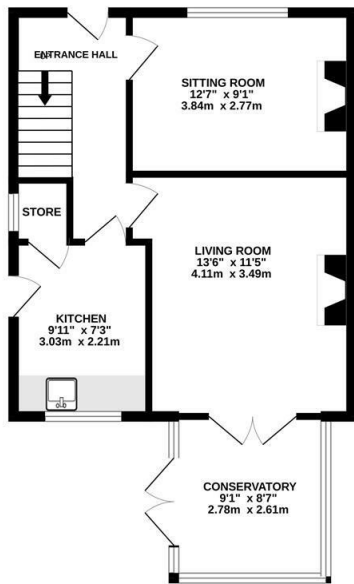
To the front of the property there are planted beds and a path leading up to the front entrance door, which continues down the side of the property where there is a further garden area with greenhouse, garden shed and fruit trees. There are also two useful brick built outbuildings.

To the rear of the property there is an enclosed south east facing garden having steps up to an artificial lawn and a paved patio.

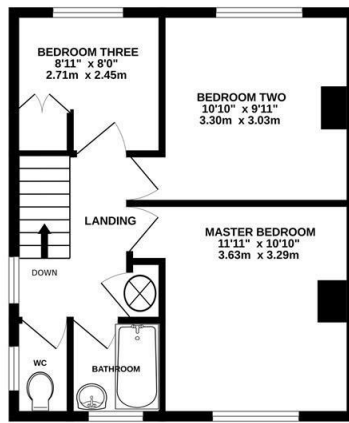
There is a detached concrete sectional garage at the rear of the property which is accessed via a rear service road off Dovedale Close.



GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>75</b>
	<b>49</b>	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



### VIEWINGS

All viewings are to be arranged through the agent.

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, solid fuel room heater, shower unit, plumbing installations, and electrical 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.

### SCHOOL CATCHMENT AREAS

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

### Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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