



17 Clarendon Road,  
Inkersall, S43 3EH

OFFERS IN THE REGION OF

£189,950

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WILKINS VARDY

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# £189,950

ATTRACTIVE THREE BED SEMI - CONSERVATORY - NO UPWARD CHAIN - BACKING ONTO PLAYING FIELDS

Offered for sale with no upward chain is this delightful property which boasts two reception rooms, and a lovely conservatory perfect for entertaining guests or simply relaxing with your loved ones. With three good sized bedrooms, there's plenty of space for the whole family to unwind and make themselves at home. The house also features a well maintained bathroom, ensuring your comfort and convenience. Spanning across 943 square feet, this home offers a comfortable and inviting living space for you to enjoy. Additionally, the property comes with a detached garage and off street parking, making it ideal for those with multiple cars or visitors, as well as delightful gardens, the rear garden backing onto playing fields.

The property is situated in an established residential neighbourhood, well placed for accessing the local schools and amenities in Inkersall Green, and being readily accessible for transport links towards Chesterfield, Staveley and the M1 Motorway.

- Attractive Semi Detached House
- Two Reception Rooms
- Brick/uPVC Double Glazed Conservatory
- Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Detached Single Garage & Off Street Parking
- Well Kept Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Baxi Solo Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 87.6 sq.m./943 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A uPVC double glazed front entrance door with glazed side panel opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation. At the rear of the entrance hall there is an opening leading through into the ...

## Living Room

14'11 x 11'8 (4.55m x 3.56m)

A spacious front facing reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset coal effect electric fire.

An open archway leads through into the ...

## Dining Room

10'1 x 9'2 (3.07m x 2.79m)

A good sized rear facing reception room having a sliding patio door giving access into the ...

## Kitchen

11'3 x 7'11 (3.43m x 2.41m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker having a fitted extractor hood over.

A door gives access to a built-in pantry.

Vinyl flooring.

A door from here gives access into the dining room and a uPVC double glazed door gives access onto the side of the property.

## Brick/uPVC Double Glazed Conservatory

9'6 x 8'10 (2.90m x 2.69m)

A lovely dual aspect conservatory fitted with laminate flooring and having French doors which open onto the rear garden.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

12'6 x 10'2 (3.81m x 3.10m)

A good sized rear facing double bedroom.

## Bedroom Two

11'7 x 10'2 (3.53m x 3.10m)

A good sized front facing double bedroom.

## Bedroom Three

8'5 x 8'2 (2.57m x 2.49m)

A front facing single bedroom.

## Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.

Built-in airing cupboard housing the gas boiler and hot water cylinder. Vinyl flooring.

## Outside

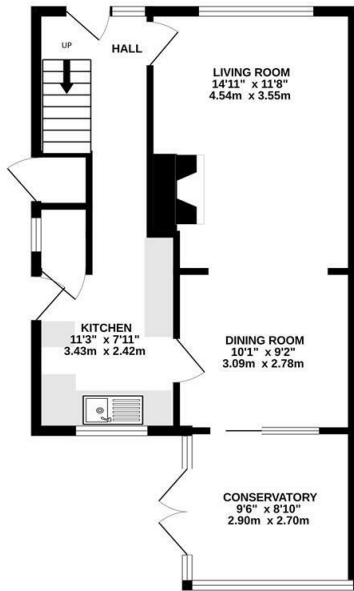
To the front of the property there is a lawned garden with mature planted borders. Alongside, there is a paved and pebbled driveway providing off street parking, which continues down the side of the property to a Detached Single Garage.

To the side of the property there is a useful integral store.

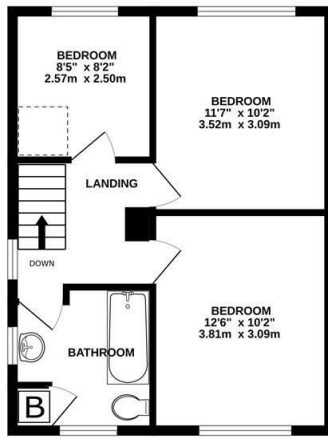
To the rear of the property there is an enclosed west facing garden which is laid to lawn and has raised borders of plants and shrubs. A gate at the rear of the property gives access onto Inkersall Park.



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq ft. (87.6 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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**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, electric fire, 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.

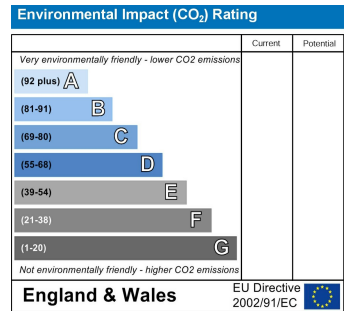
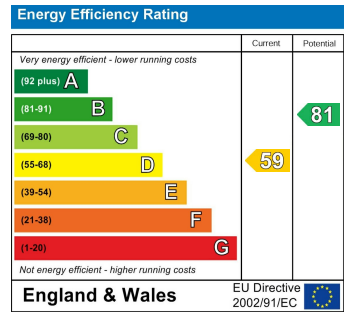
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**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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