



128 Bamford Road,
Inkersall, S43 3DS

OFFERS IN THE REGION OF

£340,000



WILKINS VARDY

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DETACHED FAMILY HOME - TWO RECEPTION ROOMS - FOUR BEDS - FOUR BATHROOMS

This attractive bay fronted detached family home offers a modern layout, providing a comfortable and well utilised living space, offering plenty of room for all of your needs. The property boasts two good sized reception rooms and a modern open plan dining kitchen with integrated appliances and French doors opening onto the rear decking. With four bedrooms and four bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

The property also benefits from an integral garage and off street parking, together with an enclosed rear garden, making this an ideal home for a growing family or simply to enjoy having extra space, this property is sure to meet your needs.

Located in this established residential neighbourhood, the property is well placed for the local amenities in Inkersall Green and for Poolsbrook Country Park, and readily accessible for transport links towards Chesterfield, Staveley and the M1 Motorway.

- Detached Bay Fronted Family Home
- Two Good Sized Reception Rooms
- Open Plan Dining Kitchen with French doors opening onto the rear decking
- Ground Floor Wet Room
- Four Good Sized Bedrooms
- Three First Floor Bathrooms
- Integral Garage & Off Street Parking
- Enclosed Rear Garden
- EPC Rating: C

General

Gas central heating (Worcester 4000 Series Combi Boiler)
uPVC sealed unit double glazed windows and doors
CCTV system
Gross internal floor area - 133.3 sq.m./1435 sq.ft. (including Garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

Storm Porch

Having a tiled floor. A composite door gives access into an ...

Entrance Hall

Having tiled flooring and a built-in under stairs store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and pedestal wash hand basin.

Living Room

17'0 x 11'3 (5.18m x 3.43m)
A spacious bay fronted reception room having sliding doors giving access into the ...

Sitting Room

10'4 x 9'2 (3.15m x 2.79m)
A second good sized reception room, currently used as a bedroom, fitted with LVT flooring and having sliding doors opening to a wet room and also to the kitchen.

Wet Room

Having a shower area with waterproof boarding and a mixer shower, wash hand basin and a low flush WC.
Waterproof vinyl flooring.

Open Plan Dining Kitchen

Kitchen

16'0 x 11'2 (4.88m x 3.40m)
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, electric oven and 4-ring induction hob with angled extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Vinyl flooring.
A door leads through into the integral garage, and a sliding door leads through into the second reception room.

Dining Room

9'2 x 9'2 (2.79m x 2.79m)
Being open plan to the kitchen, fitted with vinyl flooring and having uPVC double glazed French doors which overlook and opens onto a rear decking area.

On the First Floor

Landing

Having a built-in cupboard and loft access hatch.

Master Bedroom

13'9 x 11'11 (4.19m x 3.63m)
A good sized double bedroom with bay window overlooking the front of the property.
This room also has a range of built-in wardrobes with sliding doors, and a door giving access into the ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Bedroom Two

11'11 x 8'6 (3.63m x 2.59m)
A good sized front facing double bedroom having a built-in double wardrobe. A door gives access to a ...

'Jack & Jill' Shower Room

Having a shower cubicle with mixer shower. A door from here gives access into ...

Bedroom Three

10'2 x 8'8 (3.10m x 2.64m)
A rear facing double bedroom, which can also be accessed from the Landing. Having a built-in double wardrobe and access to the 'Jack and Jill' shower room.

Bedroom Four

9'6 x 6'7 (2.90m x 2.01m)
A rear facing single bedroom.

Family Bathroom

Being tiled to half height and fitted with an old english white 3-piece suite comprising a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

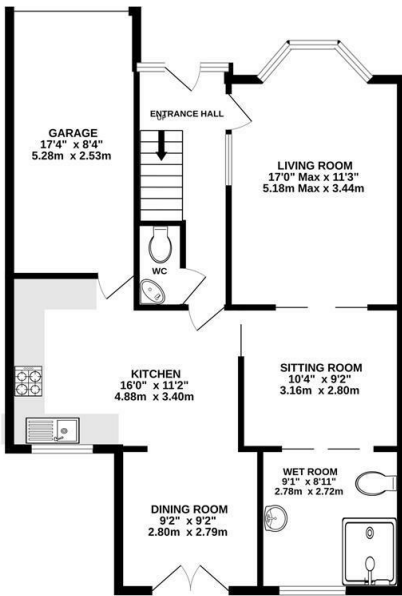
Outside

A tarmac driveway to the front of the property provides ample off street parking, and leads to an Integral Garage.

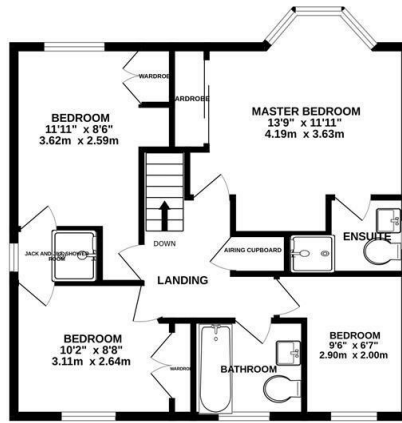
A path gives access down the side of the property to the enclosed rear garden which comprises a raised deck area and slope down to a lawn with mature planted borders.



GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1435 sq.ft. (133.3 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.
Made with Memphis 02024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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, kitchen appliances, shower units, 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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wilkins-varDY.co.uk