



1 Beeley Way,  
Inkersall S43 3ED

CHAIN FREE

£169,950



WILKINS VARDY

CHAIN FREE

£169,950

\*\*\* DETACHED BUNGALOW WITH DETACHED SINGLE GARAGE ON CORNER PLOT \*\*\*

\* Offered For Sale with No Upward Chain is this delightful THREE Bedroomed Detached Bungalow offering well proportioned and neutrally presented living accommodation which includes a lovely Conservatory, in this popular residential area, well placed for the amenities in Inkersall Green.

- Detached Bungalow
- Living Room
- Brick/uPVC Double Glazed Conservatory
- Shower Room
- NO CHAIN
- GCH & uPVC Double Glazing
- Kitchen/Diner
- Three Bedrooms
- Semi Detached Garage & CSS
- EPC Rating:

#### General

Gas central heating (Combi Boiler installed in 2015)  
uPVC double glazed windows and doors  
Gross internal floor area - 93.1 sq.m./1002 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Springwell Community College

#### Entrance Hall

With loft access hatch and coving to the ceiling.

#### Living Room

15'11 x 10'7 (4.85m x 3.23m)  
A generous dual aspect reception room, having a feature stone fireplace with plinth to side and electric fire.  
Coving and downlighting to the ceiling.

#### Kitchen/Diner

15'11 x 11'0 (4.85m x 3.35m)  
Fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated electric oven and 4-ring gas hob.  
Space and plumbing is provided for an automatic washing machine and dishwasher, and there is space for a fridge/freezer.  
Built-in cupboard housing the gas combi boiler.  
Tile effect laminate flooring and coving to the ceiling.

#### Brick/uPVC Double Glazed Conservatory

With laminate flooring and a door giving access to the front of the property.

#### Shower Room

Being fully tiled and fitted with a 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.  
Tile effect laminate flooring.

#### Bedroom One

13'0 x 10'1 (3.96m x 3.07m)  
A good sized side facing double bedroom with fitted wardrobes and over bed storage cupboards.

#### Bedroom Two

11'8 x 8'6 (3.56m x 2.59m)  
A front facing double bedroom with coving to the ceiling.

#### Bedroom Three

8'5 x 6'8 (2.57m x 2.03m)  
A front facing single bedroom with coving to the ceiling.

#### Outside

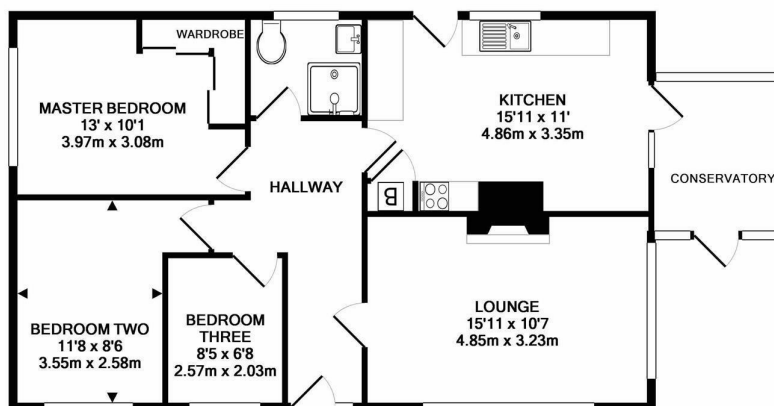
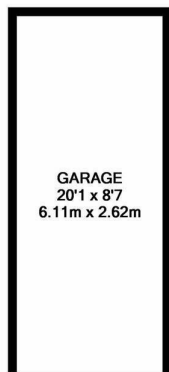
To the front of the property there is a lawned garden and a slate bed interspersed with shrubs, separated by a pathway leading to the front entrance door. There is also a paved Car Standing Space and adjoining concrete driveway providing additional parking for one car and giving access to the Single Semi Detached Garage.

Access down the side of the property leads to a paved seating area and lawn.









TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS



## VIEWINGS

### School Catchment Areas

Whilst the property is understood to be in the Springwell Community School 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.

## SCHOOL CATCHMENT AREAS

**VIEWINGS:** All viewings are to be arranged through the agent.

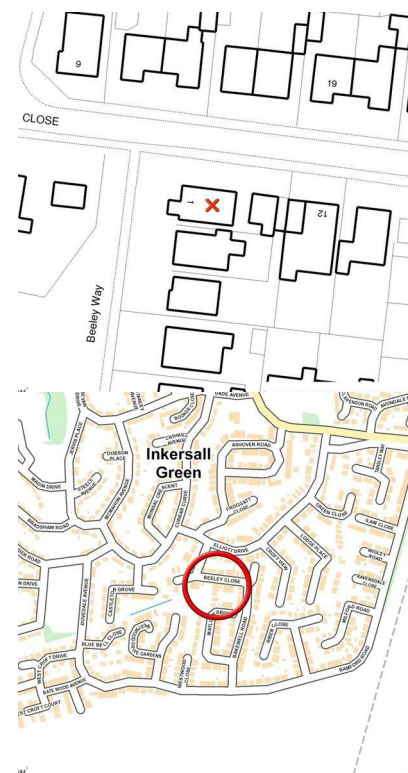
The Consumer Protection (Amendment) Regulations 2014

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, kitchen appliances, 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.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

**BOLSOVER** | 14 Town End, Bolsover S44 6DT | **01246 241 806**

**CLAY CROSS** | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

wilkins-vardy.co.uk