



w**ards**
estate agents

7 Croft View

Inkersall, Chesterfield, S43 3EA

£200,000

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Early viewing is recommended of this exceptionally well presented THREE BEDROOM SEMI DETACHED FAMILY HOUSE which has undergone a fully scheme of modernisation. Ideal starter home for first time buyers or small families! Situated in this very popular cul de sac which is close to local amenities, shops, bus routes and excellent road commuter links via the M1 junction 29a or 30.

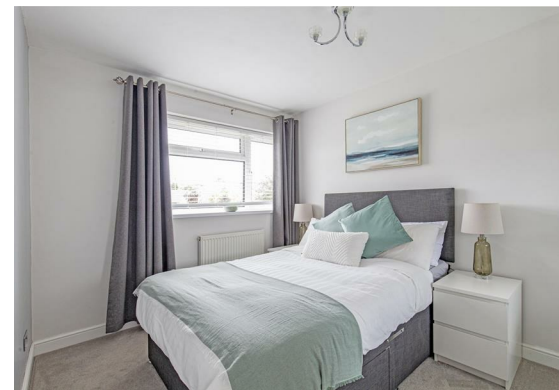
Internally the impeccably presented family accommodation benefits from uPVC double glazing, gas central heating with a Combi boiler and includes front entrance hall, family reception room with French doors into the superb integrated dining kitchen with patio doors leading into the rear Garden Room/Conservatory having a solid roof.

To the first floor, main double bedroom with mirror fitted wardrobes, second double bedroom and third versatile bedroom/office/home working space, impressive re-fitted bathroom with feature panelled walling and White modern 3 piece suite.

Front open plan well tended lawns. Side long driveway which provides ample car parking spaces and leads to the rear detached garage.

Side secure gate leads to the rear enclosed gardens with substantially fenced boundaries. Patio area and neat level lawns with a superb decking area and feature pergola with outside lighting- perfect space for outside social and family entertaining!





Additional Information

Gas Central Heating- Hive control. Combi boiler - serviced
Sound proof boards to internal ground floor walls.
uPVC double glazed windows/facias/soffits & end ridges.
Internal chrome sockets
Gross Internal Floor Area - 83.5 Sq.m/ 899.2 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area -Springwell Community College

Entrance Hall

6'0" x 3'3" (1.83m x 0.99m)

Front uPVC entrance door. Stairs climb to the first floor.

Reception Room

13'0" x 12'7" (3.96m x 3.84m)

Front aspect window. Pleasantly decorated family living room with feature Oak lintel and inset hearth with electric stove. Useful under stairs store cupboard with upgraded consumer unit.. Laminate flooring. Internal glazed French doors into the dining kitchen.

Dining Kitchen

15'9" x 8'6" (4.80m x 2.59m)

Comprising a superb range of base and wall units with complimentary work surfaces and inset composite sink. Integrated electric oven, induction hob and chimney extractor. Integrated washing machine and fridge freezer. Downlighting & laminate flooring. uPVC patio doors to the rear Conservatory.

Garden Room/Conservatory

8'4" x 7'7" (2.54m x 2.31m)

Fabulous additional living space with a superb solid roof. uPVC French doors onto the rear gardens.

First Floor Landing

7'0" x 2'9" (2.13m x 0.84m)

Access via a retractable ladder to the insulated loft space which is partly boarded and has lighting. Store cupboard on the landing.

Front Double Bedroom One

11'2" x 8'4" (3.40m x 2.54m)

Front aspect window. Range of mirror fronted fitted wardrobes.

Rear Double Bedroom Two

10'4" x 8'4" (3.15m x 2.54m)

Rear aspect window which overlooks the rear gardens.



Front Single Bedroom Three

8'2" x 7'0" (2.49m x 2.13m)

Front aspect window. Vaillant Combi Boiler which is serviced.

Impressive Bathroom

7'0" x 5'6" (2.13m x 1.68m)

Attractively fitted family bathroom with panelled walls & ceiling. Modern White 3 piece suite which includes bath with rain shower and shower screen, wash hand basin set in vanity cabinet, low level WC. Chromed heated towel rail and tiled flooring.

Detached Garage

16'2" x 8'6" (4.93m x 2.59m)

Concrete block garage with rubber roof. Internally has lighting and power.

Outside

Front open plan well tended lawns. Side long driveway which provides ample car parking spaces and leads to the rear detached garage.

Side secure gate leads to the rear enclosed gardens with substantially fenced boundaries. Patio area and neat level lawns with a superb decking area and feature pergola with outside lighting- perfect space for outside social and family entertaining! Raised flower and vegetable beds. Garden shed, outside lighting and water tap.



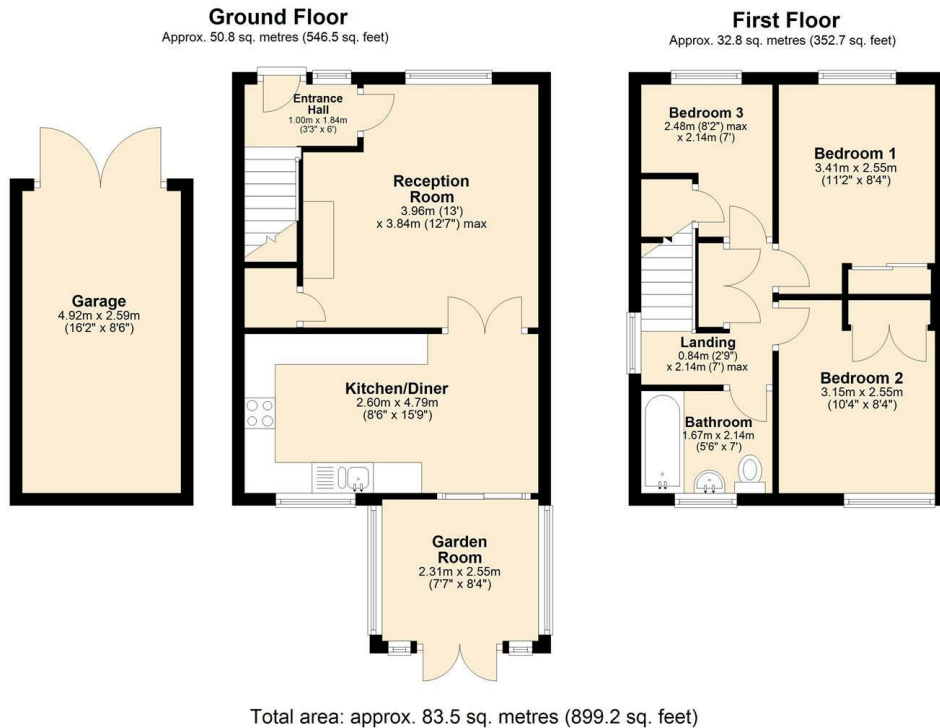
School catchment areas

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

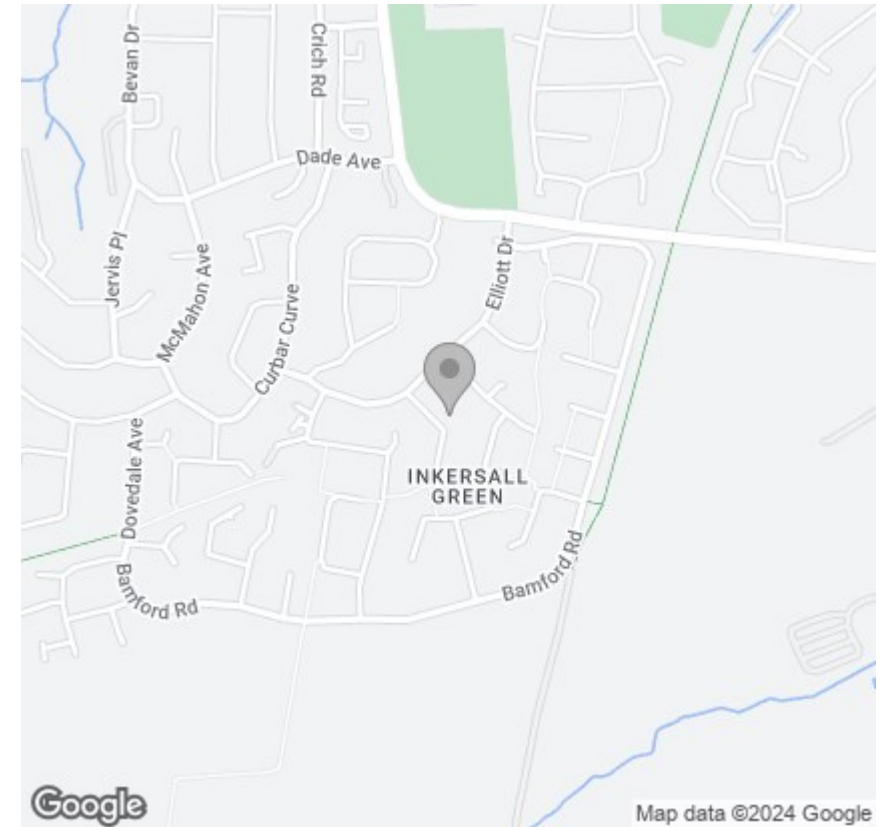


Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



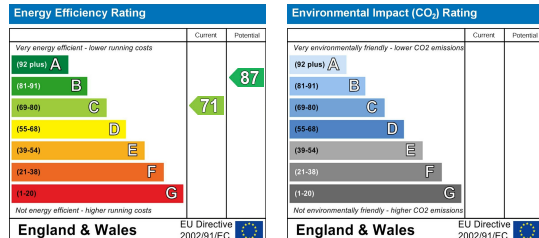
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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, 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.

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