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estate agents

**4 Froggatt Close**

Inkersall, Chesterfield, S43 3EP

**Guide price £280,000**



## 4 Froggatt Close

Inkersall, Chesterfield, S43 3EP

Price Guided £280,000-£290,000

We are delighted to offer this truly outstanding THREE BEDROOM DETACHED BUNGALOW which is situated in this ever popular cul de sac located within a highly sought after location in Inkersall. Benefiting from Gas central heating(Vailant Combi) uPVC double glazing, re-wiring the neutrally presented accommodation of over 1000 sq ft comprises of Dining Kitchen, Reception Room, Spacious Inner Hallway, Main Double Bedroom, Bedroom Two currently used as Sitting Room, Bedroom 3, Family Bathroom with 3 piece White suite and Conservatory with access to the patio and rear landscaped gardens.

Ample car parking spaces to the front driveway for several vehicles or caravan standing plus additional side Carport which leads to the Detached Garage.

Fabulous fully enclosed SOUTH FACING REAR LANDSCAPED GARDENS with large paved patio, manicured lawns and attractive borders set with an abundance of mature plants/ shrubs. Superb Summer House (by separate negotiation)

Situated in this ever popular residential location, close to local amenities, bus routes, and main Commuter Link Network routes including M1 Motorway Junctions 29/29A/30.

### Additional Information

Gas Central Heating - Vailant Combi - New 16/2/2018-serviced & warranty  
uPVC double glazing - under warranty from Sept 2016  
Re-wired- 13/9/2018 with warranty  
Gross Internal Floor Area - 1043.4 Sq.Ft. / 96.9 Sq.m  
Council Tax Band - C  
Secondary School Catchment Area - Springwell Community College

### Side uPVC entrance Door

### Kitchen/Dining Room

15'11 x 10'10 (4.85m x 3.30m)

Beautifully fitted range of White base, wall and drawer units with complementary work surfaces & uplifts with an inset stainless steel sink & drainer with mixer tap & tiled splash backs. Space for Double Electric free standing oven with chimney extractor above. Integrated Dishwasher(new in June 2022), space for washing machine and fridge freezer. Side and front aspect windows and double French doors to the reception room.

### Reception Room

15'11 x 10'8 (4.85m x 3.25m)

Well presented, light and airy living room with front bay window overlooking the front gardens. Coving and ceiling rose compliment the contemporary decoration.

### Spacious Inner Hall

9'0 x 7'2 (2.74m x 2.18m)

Access to bedrooms and bathroom. Attractive wood effect flooring. Useful storage cupboards. Radiator with decorative cover. Access to the loft space. via a retractable ladder where the Combi Boiler can be found.

### Rear Main Bedroom 1

12'10 x 10'1 (3.91m x 3.07m)

Quality free standing wardrobes, base drawers and bedside cabinets are available by separate negotiation.







### Bedroom 2/Sitting Room/Home Working Space

10'10 x 11'9 (3.30m x 3.58m)

Versatile room which is currently used as a sitting room but could also adapt to bedroom or home office/home working space. Wood effect laminate floor, coving and patio doors give access to the conservatory.

### Conservatory

8'4 x 10' (2.54m x 3.05m)

Enjoys lovely views over the rear gardens.

### Good sized Bedroom 3

11'6 x 8'6 (3.51m x 2.59m)

A very spacious third bedroom. Side aspect window

### Fully Tiled Family Bathroom

7'0 x 5'9 (2.13m x 1.75m)

Fitted with a modern White 3 piece suite which comprising of a low level WC with concealed cistern & wash hand basin with fountain tap set within attractive vanity housing. Panelled bath with rain shower over. Shaver point & Extractor fan. Tiled floor.

### Outside

Ample car parking spaces to the front driveway for several vehicles or caravan standing plus additional side gates to Carport with Pergola and Fresco Seating Area. Decorative pebble & planted borders with flower beds. Fabulous fully enclosed SOUTH FACING REAR LANDSCAPED GARDENS with substantial boundaries, large paved patio, manicured lawns and attractive borders set with an abundance of mature plants/ shrubs. SUPERB FOR OUTSIDE SOCIAL ENTERTAINING! Attractive Summer House (by negotiation) Water & power supply. Additional water tap to carport & security lighting.

### Brick Detached Garage

18'7 x 8'0 (5.66m x 2.44m)

Light and power. Up and over door. Side personal door to rear gardens.



### 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.





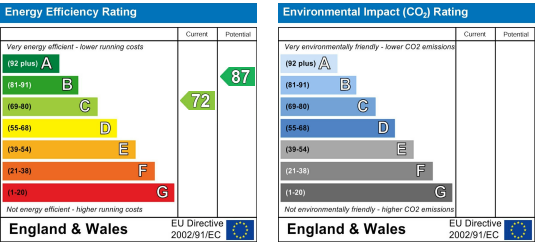
Floor Plan



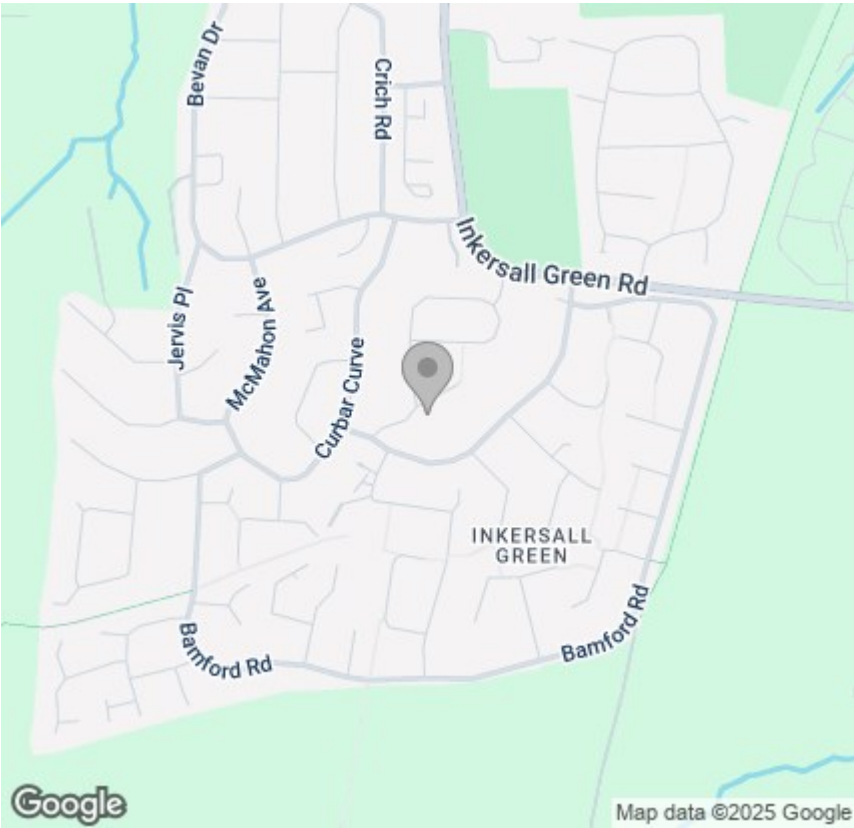
Viewing

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



Area Map



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.

