



**w****ards**  
estate agents

**11 Winston Rise**

Inkersall, Chesterfield, S43 3GX

**Guide price £350,000**



# 11 Winston Rise

Inkersall, Chesterfield, S43 3GX

Guide Price £350,000 - £365,000

We strongly recommend an early viewing of this immaculately presented , well proportioned FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY EXECUTIVE HOUSE! Situated on this extremely popular residential development and enjoys a quite enviable elevated position with superb front aspect open views. Highly sought after location in Inkersall, close to local amenities, bus routes, schooling and main Commuter Link Network routes including M1 Motorway Junctions 29/29A/30.

Internally the generously proportioned family accommodation benefits from a 10 year build warranty (from 2023) gas central heating with a Combi Boiler (serviced in 2026), uPVC double glazing and surplus amounts of upgrades!

On the ground floor, front entrance hallway, front reception room with front window and open aspect views, impressive rear dining kitchen with integrated appliances and granite work surfaces, utility and cloakroom/WC. To the first floor main double bedroom with range of fitted wardrobes and luxury en suite with 3 piece suite, front double bedroom/cinema room with triple fitted wardrobes, rear double bedroom with triple wardrobes and fourth double bedroom with double mirror wardrobes, Lovely partly tiled family bathroom with 3 piece suite.

Front driveway provides ample car parking spaces and leads to the integral garage. Open plan lawn area and well stocked deep border with an abundance of shrubbery, plants and seasonal flowers. Side paved pathway and secure gate leads through to the rear gardens.

Enclosed gardens with substantially fenced rear boundaries with wired electrical lighting. Front and rear water taps. External lighting. Quality large garden shed (purchased at £4,000, by separate negotiation) Paved pathways and area of well tended lawns. Landscaped side borders which are now established and include a wide variety of plants, shrubs and flowers. A perfect setting for social and family outside entertainment & enjoyment.

## Additional Information

Quality Blinds and Roller Blinds available by separate negotiation  
10 year build certificate from 2023

Internal USB points.

BT- Hyperoptic or Virgin

Gas Central Heating -Ideal Logic (Serviced in 2026)

uPVC double glazed windows

Gross Internal Floor Area - 121.9 Sq.m/ 1312.2 Sq.Ft.

Council Tax Band - D

Secondary School Catchment Area-Springwell Community College







## Additional Information

Details of covenants available upon request

Maintenance Charge :- £104.46 per annum on completion of the development. Payable to Gateway Property Management Limited

Garden Shed is available by separate negotiation

## Entrance Hall

7'11" x 3'10" (2.41m x 1.17m)

Front composite entrance door into the hallway. Feature radiator cover. Stairs rise to the first floor.

## Reception Room

14'11" x 11'6" (4.55m x 3.51m)

Beautifully presented family reception room with front aspect window which enjoys fabulous views!. Two TV points. Very useful under stairs store cupboard.

## Impressive Dining Kitchen

19'6" x 9'11" (5.94m x 3.02m)

Comprising of a range of base and wall units with complimentary 'Star Gazer' Granite work surfaces with upstands plus inset stainless steel sink. Integrated AEG appliances which include a double oven, ceramic induction hob with chimney extractor above. Integrated wine rack, integrated fridge/freezer and dishwasher. uPVC French doors lead onto the rear gardens.

## Utility Room

5'4" x 5'3" (1.63m x 1.60m)

Includes a complimentary range of base and wall units with granite work surfaces and upstands. Ideal Logic Combi boiler which was serviced in 2026. Integrated AEG washer dryer and additional space for tumble dryer. Door leads to the cloakroom.

## Cloakroom/WC

5'3" x 2'11" (1.60m x 0.89m)

Comprises of a 2 piece suite with low level WC and pedestal wash hand basin.

## First Floor Landing

9'9" x 6'7" (2.97m x 2.01m)

Access to the insulated and part boarded loft space. Linen cupboard and additional storage cupboard to the landing.

## Front Double Bedroom One

12'9" x 11'6" (3.89m x 3.51m)

A superb main double bedroom with front aspect window which enjoys enviable views. Range of double mirror fronted wardrobes.

## Luxury En - Suite

7'10" x 4'2" (2.39m x 1.27m)

Comprising of a 3 piece suite which includes a shower cubicle with mains shower, wash hand basin set in attractive vanity unit. Low level WC. Chrome heated towel rail and downlighting.

## Front Double Bedroom Two

12'11" x 10'11" (3.94m x 3.07m)

A second good sized double bedroom, again which enjoys lovely front aspect views. Range of mirror fronted triple wardrobes. This rooms benefits from a separate thermostat. Currently used as a Cinema/TV room.

## Rear Double Bedroom Three

12'5" x 8'2" (3.78m x 2.49m)

Rear aspect double bedroom which overlooks the rear gardens. Double mirror fronted fitted wardrobes.

## Rear Double Bedroom Four

12'3" x 9'10" (3.73m x 3.00m)

A fourth double bedroom with rear aspect views. Double mirror fronted fitted wardrobes.







### Fabulous Part Tiled Bathroom

7'2" x 6'6" (2.18m x 1.98m)

Beautifully presented, partly tiled family bathroom which comprises of a 3 piece suite which includes a bath with fountain taps and mains shower with screen, pedestal wash hand basin and low level WC. Down lighting.

### Garage

19'8" x 9'10" (5.99m x 3.00m)

With lighting, power and up and over door.

### Outside

Front driveway provides ample car parking spaces and leads to the integral garage. Open plan lawn area and well stocked deep border with an abundance of shrubbery, plants and seasonal flowers. Side paved pathway and secure gate leads through to the rear gardens.

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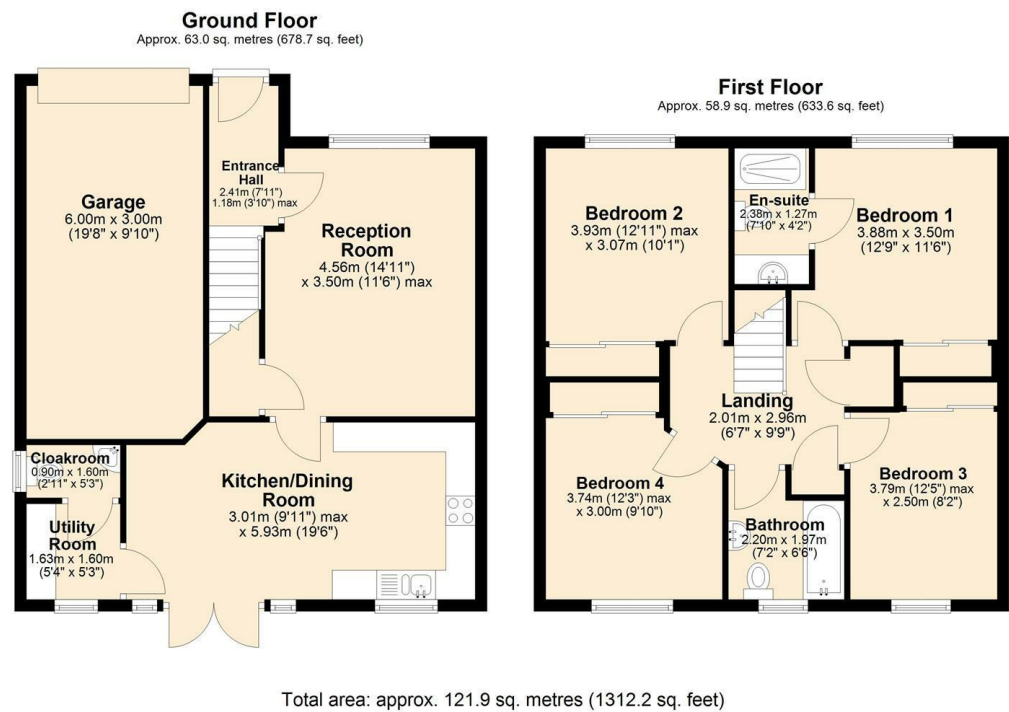
### School catchment areas

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.



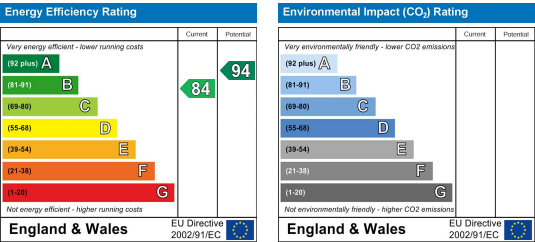
Floor Plan



Viewing

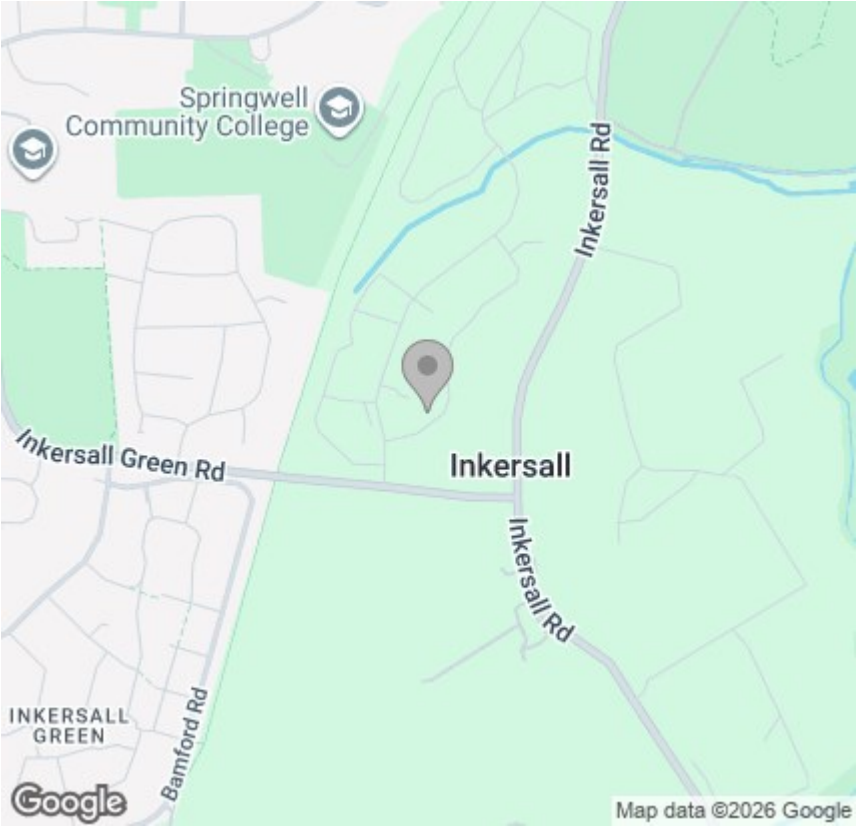
Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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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.

