



59 Elliott Drive,  
Inkersall, S43 3DZ

£205,000

W  
WILKINS VARDY

£205,000

DETACHED BUNGALOW - THREE DOUBLE BEDROOMS - SOUTH FACING REAR GARDEN - NO UPWARD CHAIN

An attractive detached bungalow offered for sale with no upward chain, providing approximately 717 sq. ft. of accommodation and offering excellent potential for a purchaser to update and modernise to their own taste.

The property comprises a good sized kitchen, a living room with patio doors opening onto the rear garden, three double bedrooms and a bathroom with WC. Externally, there is a driveway providing parking for up to three vehicles, together with lawned gardens to both the front and rear.

An appealing opportunity for those seeking single storey living with scope to add their own personal touch.

The property is situated in a popular and established residential area, well placed for the local schools and amenities in Inkersall Green and easily accessible for commuter links into Chesterfield, Staveley and towards the M1 Motorway.

- ATTRACTIVE DETACHED BUNGALOW
- GOOD SIZED KITCHEN
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING FOR UP TO THREE CARS
- NO UPWARD CHAIN
- REQUIRING SOME COSMETIC IMPROVEMENT/MODERNISATON
- GOOD SIZED LIVING ROOM WITH PATIO DOORS
- BATHROOM/WC
- LAWNED GARDENS TO THE FRONT AND REAR, THE REAR BEING SOUTH FACING
- EPC RATING: C

General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 66.6 sq.m./717 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Springwell Community College

A uPVC double glazed side entrance door opens into an ...

'L' Shaped Entrance Hall

With loft access hatch to a sizeable loft space which is fully boarded and has a Velux window and lighting.

Kitchen

11'3 x 8'9 (3.43m x 2.67m)  
Fitted with a range of basic base and wall units with work surfaces over.  
Inset single drainer stainless steel sink.  
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer and a freestanding cooker.  
A uPVC double glazed door gives access onto the side of the property.

Living Room

14'3 x 12'10 (4.34m x 3.91m)  
A good sized reception room having a stone fireplace which extends to the side to provide TV standing.  
uPVC double glazed patio doors overlook and open onto the rear of the property.

Bedroom Two

12'0 x 8'5 (3.66m x 2.57m)  
A good sized rear facing double bedroom having a built-in wardrobe with sliding doors.

Bedroom One

12'0 x 11'3 (3.66m x 3.43m)  
A good sized front facing double bedroom.

Bedroom Three

12'9 x 9'6 (3.89m x 2.90m)  
A front facing double bedroom.

Bathroom

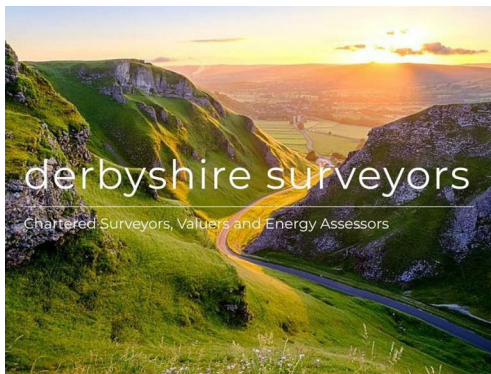
7'0 x 5'6 (2.13m x 1.68m)  
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath, pedestal hand wash basin and a low flush WC.

Outside

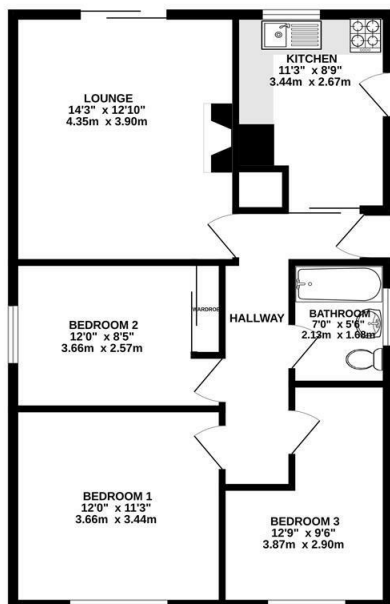
To the front of the property there is a lawned garden with planted side borders, alongside a paved and pebbled driveway providing off street

parking.

To the rear of the property there is a south facing garden, laid to lawn with planted borders and beds, together with a path which leads down to a hardstanding area which is suitable for a garden shed.



GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homestyler 12/2020

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92 plus) A                                 |  |                         | 84                                                                                  |
| (81-91) B                                   |  |                         |                                                                                     |
| (69-80) C                                   |  |                         |                                                                                     |
| (55-68) D                                   |  | 69                      |                                                                                     |
| (39-54) E                                   |  |                         |                                                                                     |
| (21-38) F                                   |  |                         | 69                                                                                  |
| (1-20) G                                    |  |                         |                                                                                     |
| 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) A                                                     |         |                                                                                                             |
| (81-91) B                                                       |         |                                                                                                             |
| (69-80) C                                                       |         |                                                                                                             |
| (55-68) D                                                       |         |                                                                                                             |
| (39-54) E                                                       |         |                                                                                                             |
| (21-38) F                                                       |         |                                                                                                             |
| (1-20) G                                                        |         |                                                                                                             |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                             |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

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## 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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