



Offers Over £170,000 Freehold

5 MADIN DRIVE | INKERSALL | CHESTERFIELD | S43 3HH

  
**BuckleyBrown**  
ESTATE AGENTS

PERFECT FAMILY HOME !...Positioned on the ever-popular Madin Drive in Inkersall, Chesterfield, this well-presented three-bedroom semi-detached home offers generous living space, a practical layout and excellent potential, making it an ideal purchase for families or first time buyers. The property benefits from close proximity to local amenities, well-regarded schools, transport links and nearby green spaces, providing both convenience and a strong sense of community.

The accommodation briefly comprises a welcoming entrance hallway leading into a spacious and light-filled living room, thoughtfully proportioned to accommodate both comfortable seating and additional furnishings. This inviting space is perfect for relaxing evenings or hosting family and friends. The well appointed kitchen provides ample worktop space and all essential appliances, including an integrated family sized dishwasher. The open plan dining area comfortably offers ample room for your desired furnishings. Completing the ground floor is a convenient utility room, as well as understairs storage, to utilise to your advantage.

To the first floor, the property provides three generously sized bedrooms. The principal bedroom offers generous proportions, comfortably accommodating a super king bed, along with ample space for wardrobes and additional furniture. The third bedroom offers flexibility as a child's room, guest room or home office. The family bathroom is accessed from the landing alongside a separate WC, a particularly convenient feature for busy households.

Externally, the property enjoys a pleasant rear garden, offering a combination of lawn and patio space — ideal for outdoor dining, children's play or simply enjoying the warmer months. To the front there is potential for off-street parking, further enhancing the practicality of the home.

Early viewing is highly recommended to fully appreciate the space and potential on offer.





#### Hall

With leading access into;

#### Lounge 14'9" x 10'8"

Carpeted flooring, central heating radiator, log burner fireplace and a bay window to the front elevation.

#### Kitchen/Dining Room 16'5" x 10'1"

Complete with a range of matching gloss wall and base cabinets, inset sink with drainer, integrated appliances and a window to the rear elevation. Further space and plumbing for a washing machine/tumble dryer. Access through to a rear hall.

#### Rear Hall

With access to a handy utility room, understairs storage and an external door to the side elevation.

#### Utility 5'8" x 4'4"

Ample storage with a window to the side elevation.

#### Landing

Window to the side elevation and leading access into;

#### Bedroom One 11'1" x 9'9"

Carpeted flooring, central heating radiator and a bay window to the front elevation.

#### Bedroom Two 15'0" x 11'2"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Three 9'8" x 6'11"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 3'6" x 4'9"

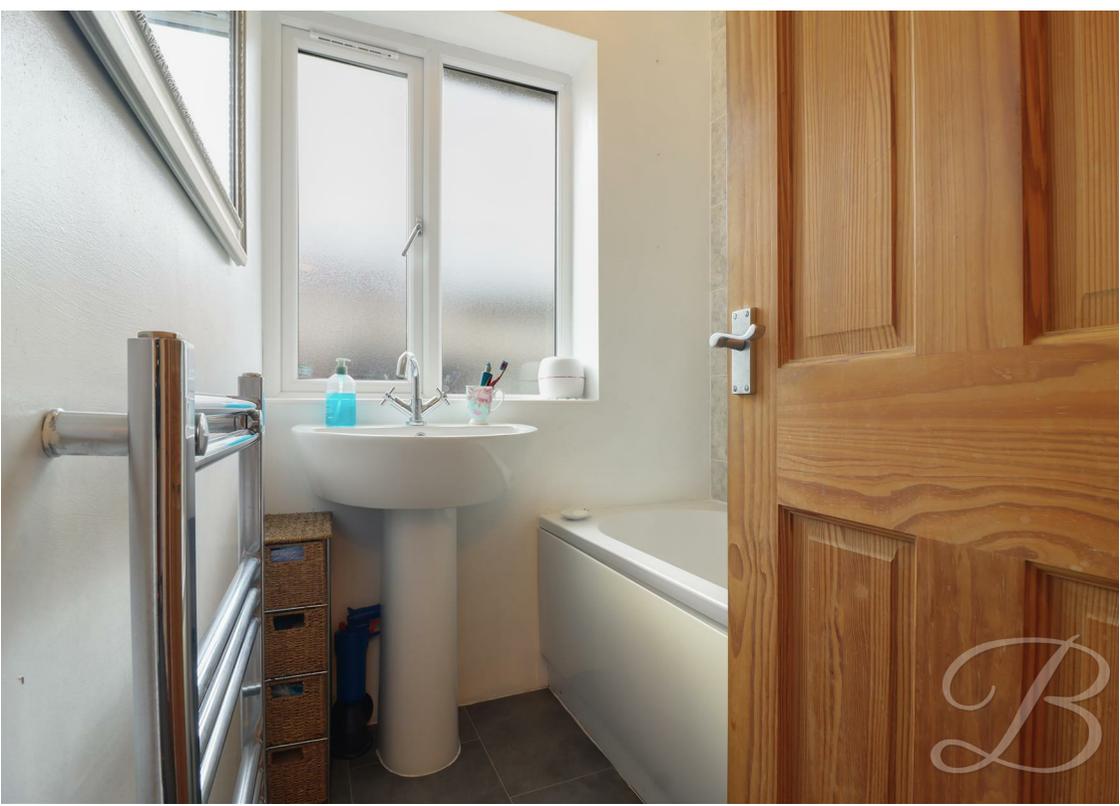
Fitted with a hand wash basin and a bath. Window to the rear elevation.

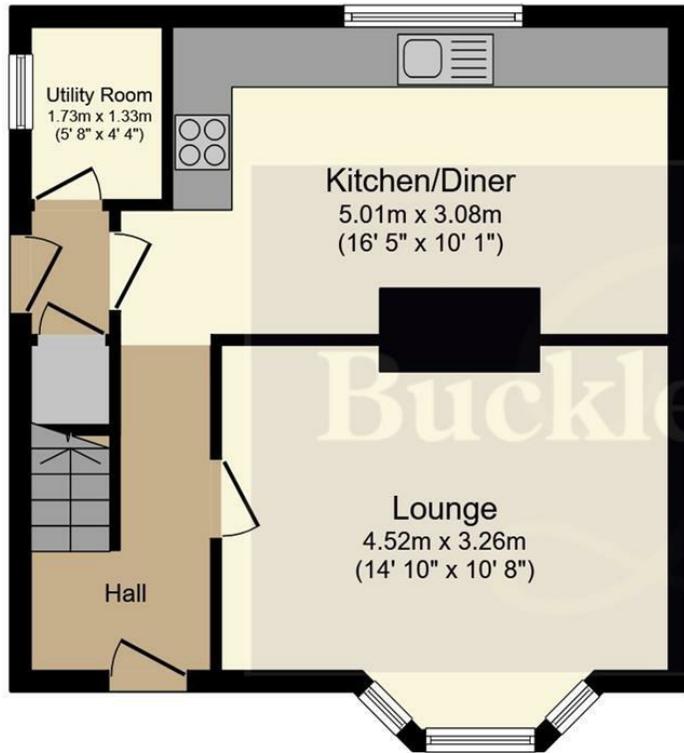
#### WC

Separate toilet fitted with a low flush wc and a window to the side elevation.

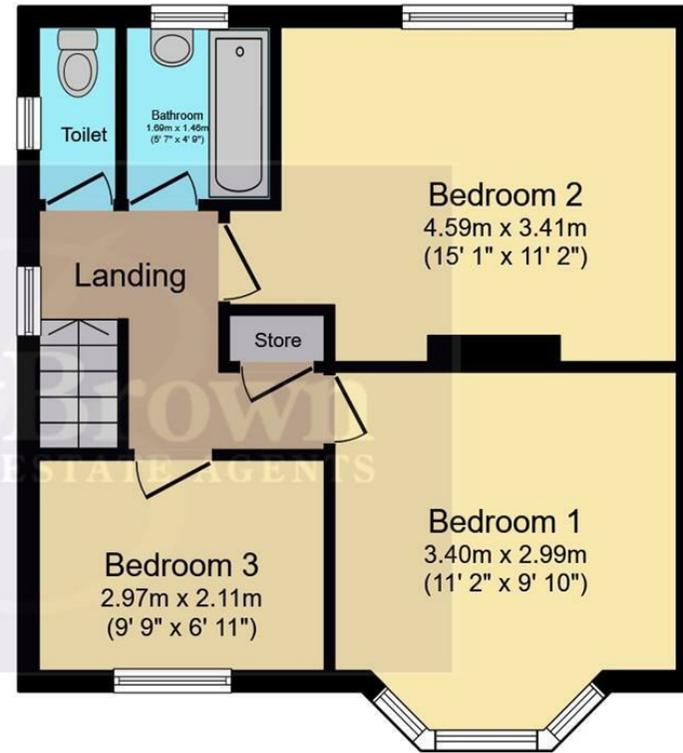
#### Outside

An expansive front lawn creates an attractive first impression, with a pathway guiding you to the welcoming front door. To the rear, the garden features a beautifully maintained lawn, a generous patio seating area ideal for entertaining, a large shed for additional storage, and a fully enclosed fence surround for added privacy.





**Ground Floor**  
Floor area 42.5 sq.m. (458 sq.ft.)



**First Floor**  
Floor area 42.5 sq.m. (458 sq.ft.)

**Total floor area: 85.0 sq.m. (915 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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