



51 Elliott Drive,
Inkersall, S43 3DZ

£170,000

W
WILKINS VARDY

£170,000

DETACHED BUNGALOW WITH SOUTH FACING REAR GARDEN

Offered for sale with no upward chain is this delightful three bedroomed detached bungalow offering well ordered and tastefully appointed accommodation, together with garaging and an enclosed south facing rear garden.

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 and Staveley.

- Detached Bungalow
- Kitchen
- Bathroom/WC
- South Facing Rear Garden
- EPC Rating: D
- Good Sized Living Room
- Three Bedrooms
- Detached Garage & Driveway
- NO CHAIN

General

Gas central heating (Baxi Platinum Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 72.9 sq.m./784 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Springwell Community College

Side Entrance Porch

With a door opening into the ...

Entrance Hall

Bedroom One

11'11 x 11'2 (3.63m x 3.40m)
A front facing double bedroom.

Bedroom Two

11'11 x 8'6 (3.63m x 2.59m)
A side facing double bedroom having built-in wardrobes to one wall.

Bedroom Three

9'10 x 9'9 (3.00m x 2.97m)
A front facing single bedroom.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low flush WC.
Vinyl flooring.

Living Room

14'4 x 12'11 (4.37m x 3.94m)
A good sized reception room having a feature fireplace with painted fire surround, marble hearth and inset electric fire.
A sliding patio door with electric sun canopy overlooks and opens onto the rear garden.

Kitchen

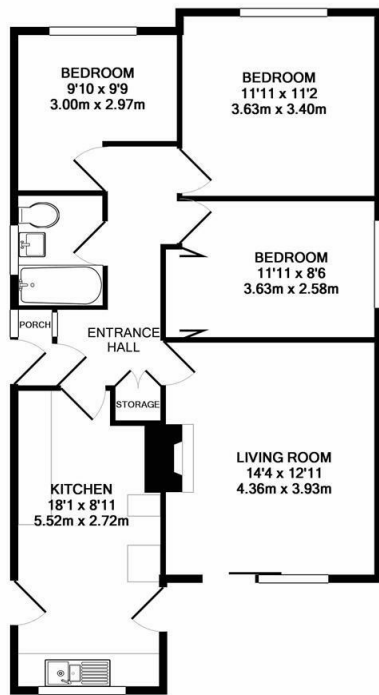
18'1 x 8'11 (5.51m x 2.72m)
Being part tiled/part panelled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for an automatic washing machine and a slimline dishwasher.
There is also space for an under counter fridge and freezer, as well as a freestanding cooker having a concealed extractor over.
Vinyl flooring.
There are also two doors, one giving access onto the drive and the other giving access onto the rear garden.

Outside

To the front of the property there is a lawned garden with mature planted borders. Adjacent, there is a tarmac driveway providing ample off street parking and leading to a detached single garage. There is also an electric car charging point.

A gate gives access to the enclosed south facing rear garden which comprises of a paved patio and lawn with stepping stones and mature planted borders. There is also a paved seating area with pagoda.





TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC

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RICS



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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, shower unit, plumbing installations, and electrical 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.

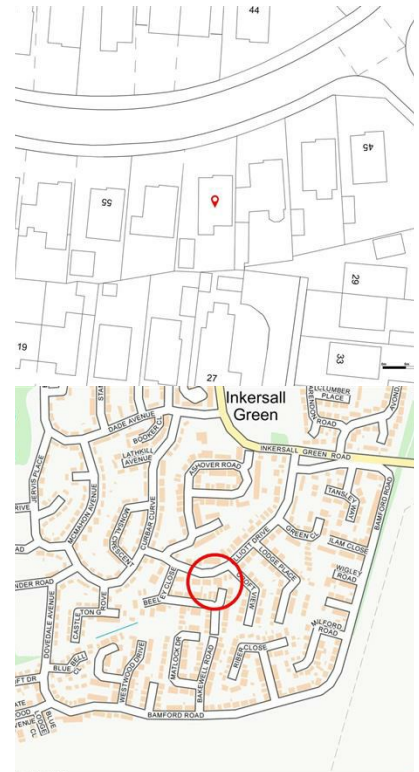
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

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