



8 Westwood Drive,  
Inkersall, S43 3DF

£250,000

W  
WILKINS VARDY

# £250,000

## DETACHED FAMILY HOME WITH NEW CONSERVATORY

A delightful four double bedroomed, two 'bathroomed' detached family home offering just over 1200 sq.ft. of well proportioned and neutrally presented accommodation, including a generous living room and new conservatory.

The property which also benefits from off street parking and a detached single garage, occupies a cul-de-sac position in this popular residential area, readily accessible for the local amenities in Inkersall Green and for commuter links into Staveley and Chesterfield.

- Detached Family Home
- Newly Constructed Brick/uPVC Conservatory
- Four Double Bedrooms
- Gardens to Front and Rear
- G/Floor Bathroom & F/Floor Shower Room
- Dual Aspect Living Room
- Kitchen
- Garage & Off Street Parking
- Cul-de-Sac Position
- EPC Rating: C

### General

Gas central heating (Ideal Logic Combi Boiler)  
uPVC double glazed windows and doors (except bay window in Living Room)  
Gross internal floor area - 112.8 sq.m./1214 sq.ft.  
Council Tax Band - C  
Secondary School Catchment Area - Springwell Community College

### On the Ground Floor

#### Entrance Hall

Having laminate flooring, a built-in under stair store cupboard and staircase rising to the First Floor accommodation.

#### Kitchen

11'3 x 9'10 (3.43m x 3.00m)  
Being part tiled and fitted with a range of light oak wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space is provided for a range cooker with fitted stainless steel cooker hood over.  
Space and plumbing is provided for an automatic washing machine and dishwasher, and there is space for a tumble dryer and fridge/freezer.  
Laminate flooring and downlighting.

#### Living Room

21'0 x 10'10 (6.40m x 3.30m)  
A generous dual aspect reception room having a feature fireplace with painted fire surround, marble inset, hearth and fitted coal effect gas fire.  
Laminate flooring.  
French doors open into the ...

#### Brick/uPVC Conservatory

10'7 x 9'10 (3.23m x 3.00m)  
A brand new uPVC double glazed conservatory with laminate flooring and French doors opening onto the rear garden.

#### Bedroom Four

10'11 x 9'10 (3.33m x 3.00m)  
A rear facing double bedroom.

#### Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer taps, pedestal wash hand basin and low flush WC.  
Chrome heated towel rail.  
Tiled floor.

### On the First Floor

#### Landing

With loft access hatch.

#### Bedroom One

21'1 x 10'10 (6.43m x 3.30m)  
A generous double bedroom with laminate flooring.

#### Bedroom Two

9'10 x 9'8 (3.00m x 2.95m)  
A front facing double bedroom with laminate flooring.

#### Bedroom Three

9'10 x 9'4 (3.00m x 2.84m)  
A rear facing double bedroom.

#### Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin and low flush WC.  
Chrome heated towel rail and vinyl flooring.

#### Outside

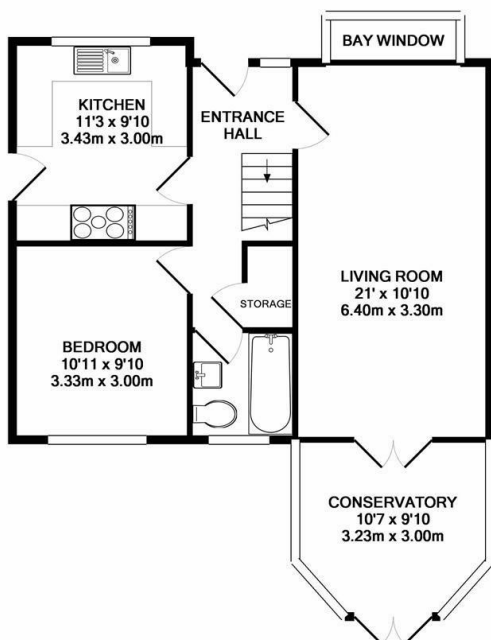
To the front of the property there is a lawned garden, alongside a tarmac drive providing ample off street parking and leading to a single detached brick built garage.

To the rear of there property there is a paved patio, raised decked seating area and a lawn with garden shed.

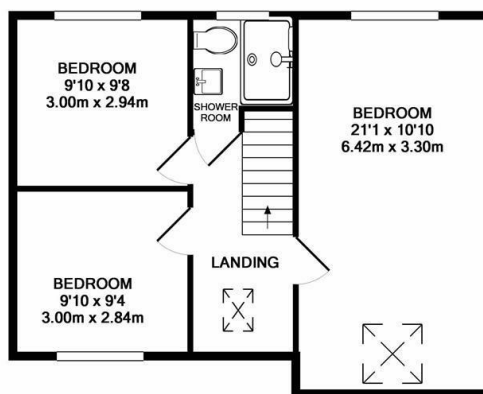








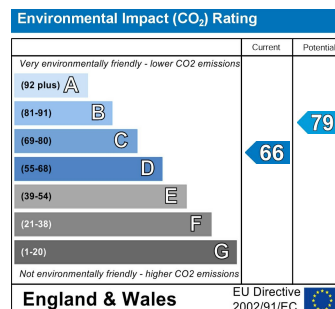
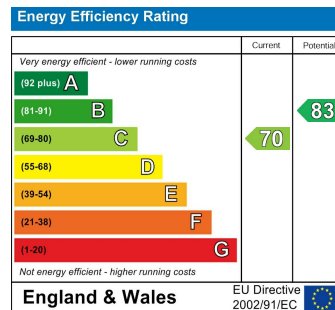
GROUND FLOOR  
APPROX. FLOOR  
AREA 687 SQ.FT.  
(63.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 527 SQ.FT.  
(48.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1214 SQ.FT. (112.8 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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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, gas fire, kitchen appliances, 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.

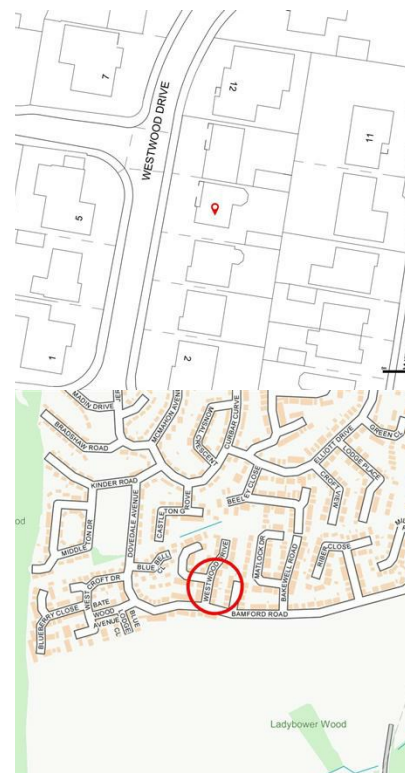
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## 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 Consultants.



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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