



15 Beeley Close,  
Inkersall S43 3EB

£150,000



WILKINS VARDY

# £150,000

## DELIGHTFUL SEMI DETACHED BUNGALOW WITH DETACHED GARAGE

Occupying a cul-de-sac position is this delightful two bedroomed semi detached bungalow, offering comfortable and well proportioned accommodation which includes a generous living/dining room and modern shower room, together with a detached single garage and enclosed rear garden.

The property is in this popular residential area, well placed for the local amenities in Inkersall Green and for accessing routes into Staveley and Chesterfield.

- Semi Detached Bungalow
- Living/Dining Room
- Two Bedrooms
- NO CHAIN
- EPC Rating: C
- Cul-de-Sac Position
- Breakfast Kitchen
- Modern Shower Room/WC
- Enclosed Rear Garden
- Detached Garage & Off Street Parking

### General

Gas central heating (British Gas Combi Boiler)  
uPVC double glazed windows and doors  
Gross internal floor area - 63.5 sq.m./683 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Springwell Community College

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

### Porch

Having a tiled floor and two internal doors, one giving access to the kitchen and the other giving access to an inner hall.

### Breakfast Kitchen

11'5 x 10'2 (3.48m x 3.10m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring electric hob with extractor over.  
Space and plumbing is provided for a washing machine, and there is space for an under counter fridge.  
Tiled floor.  
French doors open into the ...

### Living/Dining Room

21'1 x 10'11 (6.43m x 3.33m)  
A generous reception room having a wall mounted inset coal effect gas fire, and a sliding patio door overlooking and opening onto the front of the property.

### Inner Hall

Having a built-in storage cupboard.

### Bedroom One

13'11 x 10'0 (4.24m x 3.05m)  
A good sized rear facing double bedroom having a range of built-in wardrobes along one wall.

### Bedroom Two

10'0 x 8'0 (3.05m x 2.44m)  
A good sized rear facing single bedroom having a fitted double wardrobe and drawer units.

### Shower Room

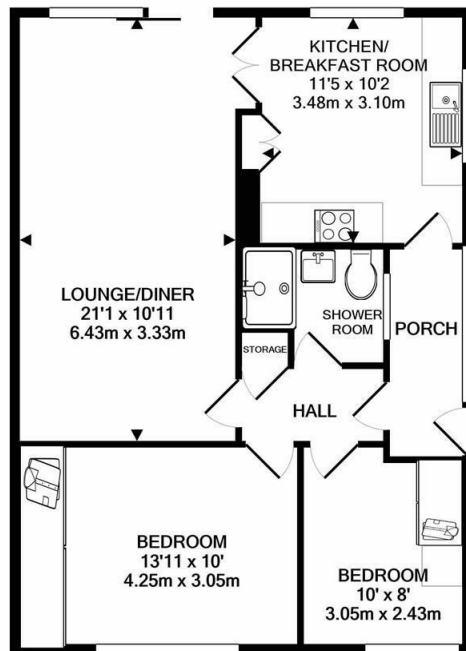
Being fully tiled and fitted with a modern 3-piece suite comprising of a shower cubicle with mixer shower, semi inset wash hand basin with storage unit below and concealed cistern WC.  
Chrome heated towel rail.  
Tiled floor.

### Outside

To the front of the property there is a low maintenance plum slate garden with circular paved patio. Adjacent, there is a concrete drive providing ample off street parking for several cars, leading to a detached single brick built garage.

To the rear of the property there is a paved patio and lawn with planted side borders and further paved seating area.





TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.5 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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RICS

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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, gas fire, kitchen appliances, shower unit, 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.

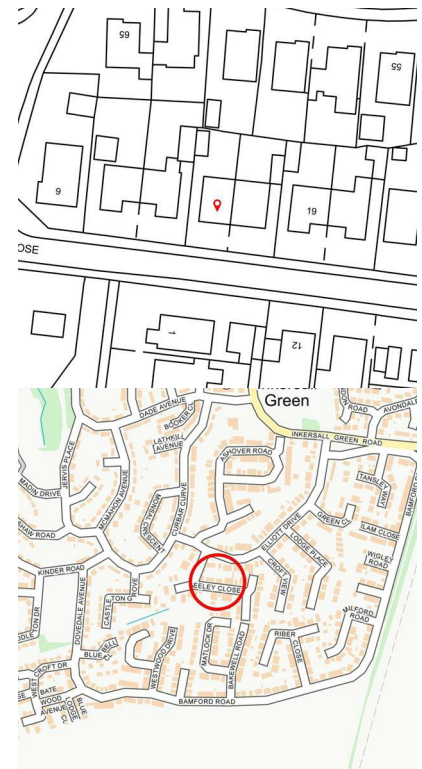
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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.



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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