



**West Croft Court, Inkersall CHESTERFIELD S43 3GB**

**welcome to**

## **West Croft Court, Inkersall CHESTERFIELD**

**\*\*Guide Price £280,000 - £290,000\*\*** An attractive modern home benefitting from lounge, modern kitchen/diner and conservatory to the ground floor, with three bedrooms, en-suite shower room and family bathroom to the floor above. Sitting on a generous plot with off-street parking and mature garden.

### **Entrance Hall**

Composite exterior door opens into a welcoming entrance hall with stairs to the first floor, radiator and door to:

### **Living Room**

The living room feels bright and inviting, well lit by a large double glazed window to the front elevation. The sense of space is enhanced with neutral decor and wood-effect flooring in neutral tones. The living room benefits from a feature fireplace, giving the room a focal point and cosy feel. With radiator and door to:

### **Kitchen/Diner**

The kitchen is fitted with a selection of wall, base and drawer units providing ample storage. The cabinetry is finished with cream cabinet doors, complimented by black granite effect worktops, giving the space a modern finish. The kitchen benefits from an integral electric oven and grill, with 5 ring gas hob and fitted extractor hood above, together with an integrated fridge/freezer. Space is provided for a free-standing washing machine and dishwasher. A composite sink and drainer and complimentary tiled splash backs complete the contemporary styling of the space. Wood-effect flooring flows from the kitchen to the dining area, where space is provided for a table and chairs and an under-stairs cupboard provides somewhere to hide away the ironing board. With radiator and double glazed French doors to:

### **Conservatory**

The addition of a conservatory brings another dimension to this already impressive home. Currently utilised as an additional sitting room, this space would make an excellent formal dining area if required. With tiled flooring and double glazed

French doors to the garden.

### **First Floor Landing**

Carpeted stairs ascend to a central landing area with double glazed window to the side, linen cupboard, loft access and doors to:

### **Bedroom One**

A comfortable double bedroom benefitting from a suite of built in wardrobes, maximising the floor space on offer. With fitted carpet, radiator, double glazed window to the front elevation and door to:

### **En-Suite Shower Room**

Fitted with a chrome and glass walk-in shower, pedestal hand-wash basin and low level WC. The en-suite features fully tiled walls, chrome heated towel rail and frosted double glazed window to the front elevation.

### **Bedroom Two**

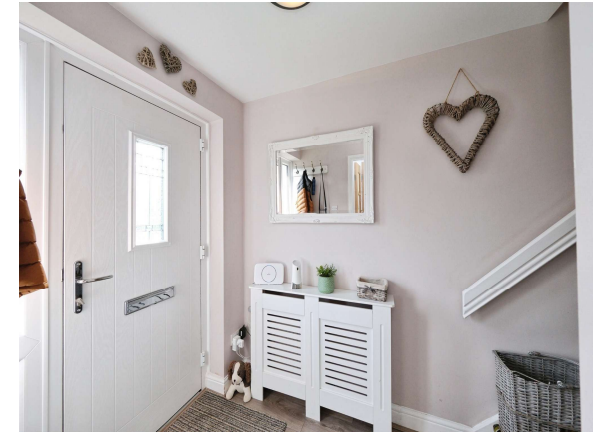
A second comfortable double, also featuring fitted carpet, radiator and double glazed window to the rear.

### **Bedroom Three**

A generous single room, ideal for use as a home office or even a dressing room if desired. With fitted carpet, radiator and double glazed window to the rear.

### **Bathroom**

Fitted with a modern white suite comprising soaker tub with mains powered shower and fitted glass shower screen above, pedestal hand-wash basin and low level WC. The bathroom is fully tiled in neutral tones and features a chrome heated towel rail and frosted double glazed window.





### Outside

The property sits back from the road at the head of an attractive lawn frontage with mature hedges and a spacious driveway with EV charging point. To the rear, the property offers a generous, established garden with patio and decked seating areas, storage shed and hedge boundaries.

### Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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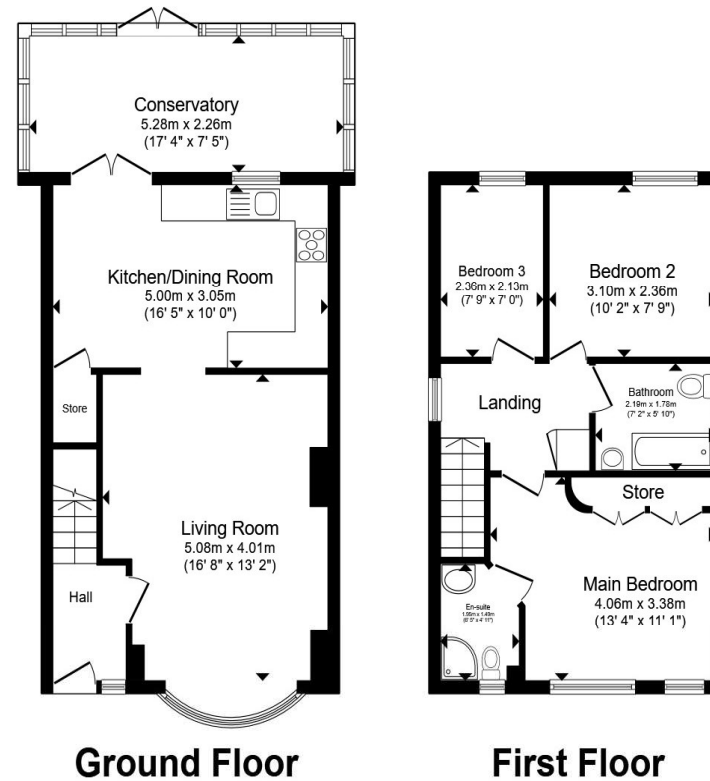
## West Croft Court, Inkersall CHESTERFIELD

- \*\*Guide Price £280,000 - £290,000\*\*
- \*\*Council Tax Band C\*\*
- Well Appointed Throughout
- Solar Panels with Storage Batteries
- Conservatory

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

guide price

**£280,000**



Ground Floor

First Floor

Total floor area 97.3 m<sup>2</sup> (1,047 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)

  
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CSF105503 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40  
1TP



[williamhbrown.co.uk](http://williamhbrown.co.uk)