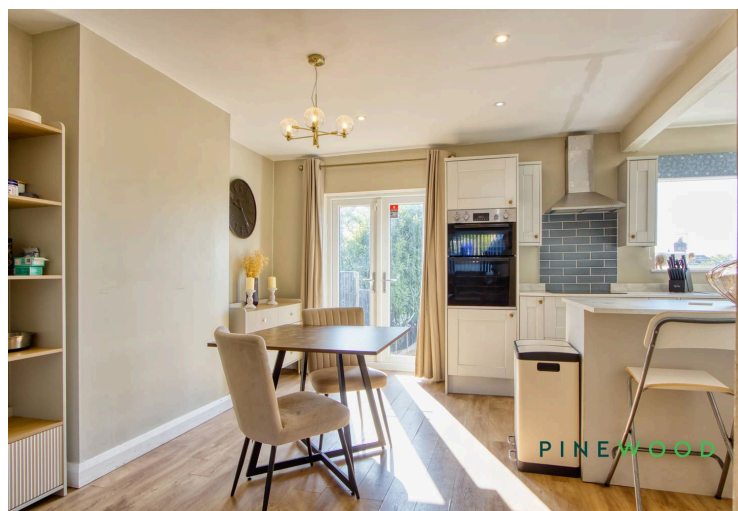




72 Curbar Curve, Inkersall

£210,000 Freehold

Modern three-bedroom semi with two receptions, open-plan kitchen, garden, driveway, garage, and panoramic views. Stylish interiors, built-in storage, and move-in ready. Book your viewing today.

Council Tax band: A | Tenure: Freehold | EPC: D

This beautifully presented three-bedroom semi-detached house offers an inviting blend of modern style and family-friendly practicality. The layout features two spacious reception rooms, including a cosy living area with a bay window and wood flooring, and an open-plan kitchen-dining area that seamlessly connects to the garden through elegant French doors. The modern kitchen is a true highlight, boasting integrated appliances, a double oven, a stylish breakfast bar, and a large kitchen island – perfect for casual dining and entertaining. Each bedroom enjoys ample natural light, plush carpeting, and thoughtful touches such as built-in wardrobes and decorative wall panelling. The contemporary bathroom is finished with sleek tiles, a walk-in shower, and contemporary fixtures.

Additional benefits include a private, generously sized garden with a patio and seating area, ideal for outdoor dining and relaxation, all framed by secure fencing for privacy. Off-road parking is plentiful, with a spacious driveway and a single garage providing both convenience and storage. The property is finished in a neutral palette throughout, ready for your personal touch, and is enhanced by panoramic views of lush greenery and the surrounding landscape. Don't miss the chance to view this exceptional home – contact us today to arrange your viewing and discover the lifestyle on offer.





Kitchen / diner

19' 2" x 15' 2" (5.84m x 4.62m)

This bright kitchen/dining room is stylish and well-equipped, featuring white cabinetry with brass handles, a marble-effect work surface, an integrated oven, and a central island with bar seating. The dining area offers space for a table and chairs, with French doors opening out to the garden, filling the room with natural light and creating a lovely connection to the outdoor space.

Reception

12' 7" x 9' 7" (3.84m x 2.93m)

The reception room offers a versatile space that could be ideal for a formal sitting area or a playroom, with French doors providing access to the garden and allowing for plenty of light.

Lounge

12' 10" x 12' 2" (3.92m x 3.72m)

The lounge offers a cosy space with a bay window that fills the room with natural light, creating a warm and inviting atmosphere ideal for relaxing or entertaining.





Bedroom 1

10' 9" x 10' 8" (3.28m x 3.25m)

Bedroom 1 is a peaceful retreat featuring a large window overlooking the front, a neutral palette, and a plush carpet. The room features space for a large double bed.

Bedroom 2

12' 0" x 10' 9" (3.66m x 3.28m)

Bedroom 2 is a spacious room brightened by a large window and features a neutral decor scheme and soft carpet underfoot. This room offers ample space for bedroom furniture and additional storage.



Bedroom 3

7' 10" x 7' 7" (2.38m x 2.32m)

Bedroom 3 makes for a cosy single room or home office, equipped with a window overlooking the garden and a neutral carpet. The space is perfect for a desk or single bed and is complemented by natural light.



Bathroom

8' 2" x 5' 7" (2.48m x 1.69m)

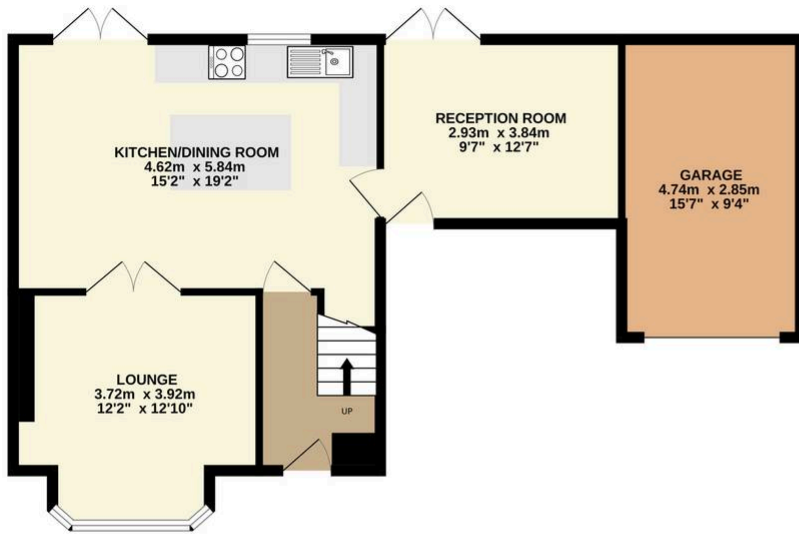
The bathroom combines neutral tones with modern fittings, featuring a white suite including a bathtub with a shower screen, a vanity unit with sink, and a toilet. The room benefits from a window to the exterior for natural light and ventilation.

Garage

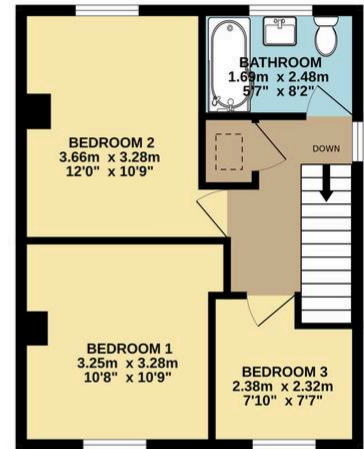
15' 7" x 9' 4" (4.74m x 2.85m)



GROUND FLOOR
66.1 sq.m. (712 sq.ft.) approx.



1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 102.8 sq.m. (1106 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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