

290 Hady Hill Chesterfield, Derbyshire S41 0BJ

Price Guide £400,000



- Spacious & Extended Detached Three Bedroom Dormer Bungalow
 - Set In Just Over 1/4 Acre of Mature Gardens
- Driveway Access to the Front and Rear with Ample Parking & Garage
 - Sought After Location
 - No Upward Chain

REF AR8273


RURAL SCENE
Village & Country Homes

GENERAL AND SITUATION

Approximate Distances:

Chesterfield Town Centre 1 mile • Sheffield & Mansfield 13 miles • M1 (J29) 7.5 miles

A spacious, detached three bedroom dormer bungalow, with mature gardens of just over 0.25 acre, in a sought after location, close to Chesterfield Town Centre.

This spacious dormer bungalow has been extended to create a comfortable family home, with accommodation on two floors and is beautifully presented, boasting larger-than-average room sizes. It sits in an enclosed corner plot, offering both privacy and potential for self-sufficiency. The garden has been thoughtfully maintained with wildlife and sustainability in mind. Helping local nature to thrive and survive. There is driveway access to both the front and the rear of the house, giving generous parking space.

Situated in an accessible location, within easy access of the town centre of Chesterfield, with its railway station, hospital and wider facilities, the property is also within easy access of the roads network with the M1 junction 29 within easy reach, ideal for commuters.

THE RESIDENCE

A detached dormer style house with mains gas central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The front door leads into a central **Entrance Hallway** with laminate flooring and stairs rising to the first floor with a useful understairs storage cupboard.

To the right is the open plan **Kitchen/Dining/Living Room** with a continuation of the laminate flooring from the **Hallway**. The **Kitchen** is fitted with a contemporary range of wall and base units with worksurfaces and integrated appliances comprising tumble dryer, washing machine, dishwasher, induction hob with extractor, double oven with warming drawer and fridge freezer. There is a 1½ bowl sink with mixer tap and a central island unit/breakfast bar, with storage.

The **Living Area** has double doors to outside and a door through to a **Garden Room** of uPVC and brick plinth construction, with a radiator, insulated roof, double external doors to the front and a single external door to the rear.

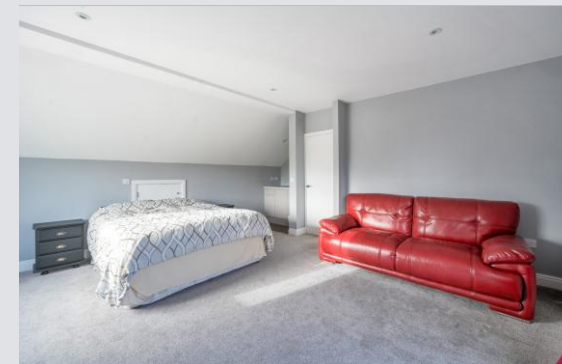
To the left of the **Entrance Hallway** there is a separate **Lounge/Potential Fourth Bedroom** which has an attractive bay window to the front; and a **Cloakroom** with WC and wash hand basin.

Completing the **Ground Floor** is a **Bedroom** with a generous **Walk-In Wardrobe** and an **Ensuite Shower Room** with wash hand basin in vanity unit, WC, walk-in shower and extractor.





To the **First Floor** there are **Two Further Bedrooms**, both of which have access to generous eaves storage cupboards. The larger of the two rooms features a Juliette balcony and an integrated kitchenette, providing the flexibility to be used as a self-contained apartment or home office. The modern **Family Bathroom**, strategically positioned between the two bedrooms, creates the potential for self-contained living on the first floor, and has a wash hand basin in vanity unit, bath with shower over, WC and extractor.



OUTSIDE, OUTBUILDINGS & LAND

The 17 metre (55 ft) long front driveway provides ample parking for multiple vehicles and leads to the rear of the property through double gates, offering unrestricted access and a convenient exit via a second set of double gates. There is plenty of room for vehicles and your motorhome, caravan, boat or trailer. To the rear of the house there is a **Detached Garage** with up and over door and personnel door.



There is an attractive paved patio area and a hard landscaped garden area with a raised bed, as well as an outside tap and power point.

The gardens surrounding the property are nature's home, with space for additional raised beds, poultry, beekeeping, and even your pet goat - ideal for those interested in self-sufficient living. An allotment right on your doorstep.

There is a **Garden Shed** and a **Summerhouse**, both of which are included in the sale.



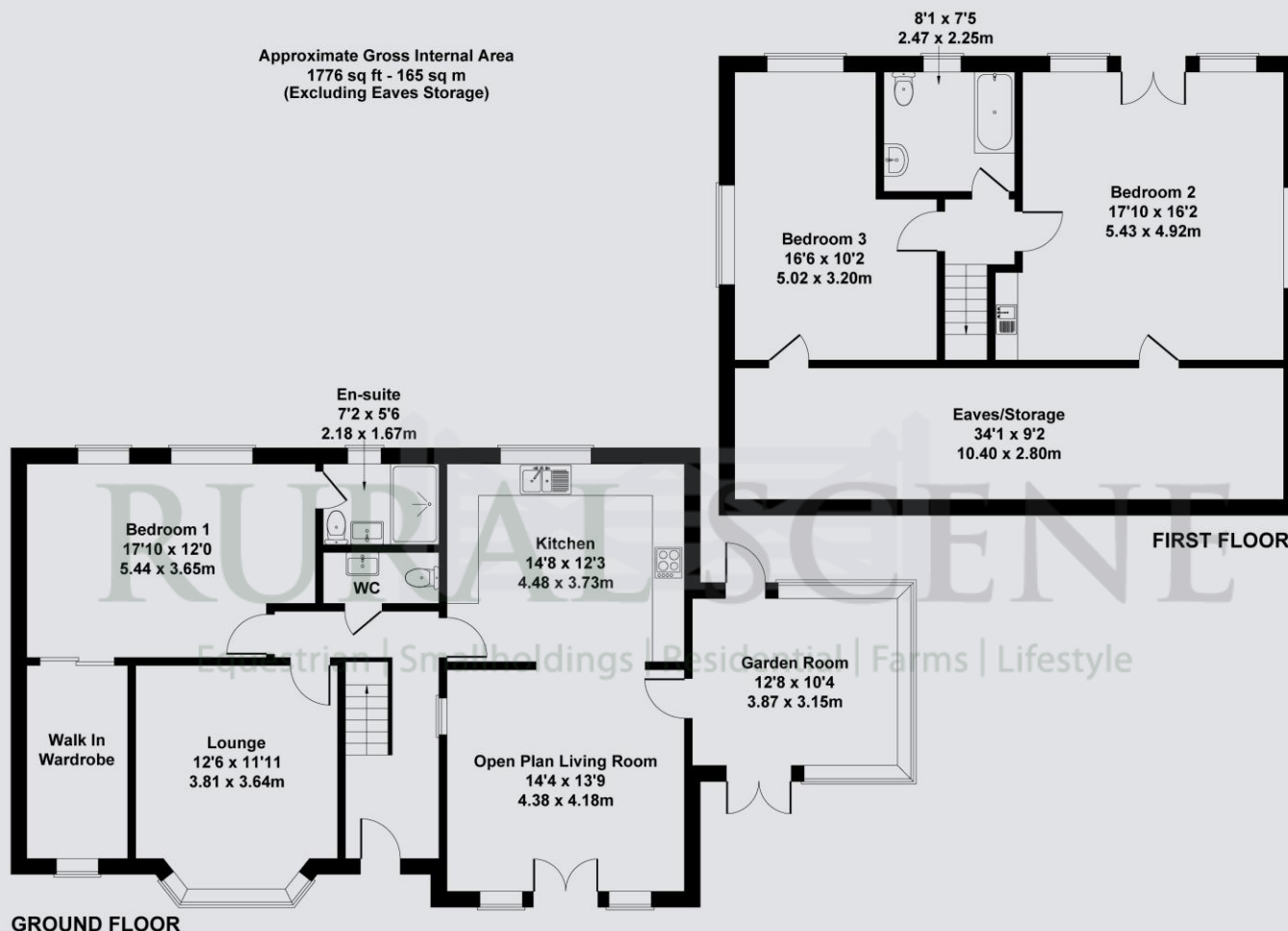
IN ALL APPROX. 0.27 ACRES
(About 0.1 Hectare)



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Approximate Gross Internal Area
1776 sq ft - 165 sq m
(Excluding Eaves Storage)



Not to Scale. Produced by The Plan Portal 2025
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CHEATERFIELD BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS GAS, MAINS DRAINAGE, MAINS GAS-FIRED CENTRAL HEATING, BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX D

DIRECTIONS

Head south-east on the A169 towards Chesterfield Road and at the roundabout remain on the A619 (Rother Way). At the Brimington roundabout take the second exit, remaining on Rother Way. After approx. 1½ miles take the A632 towards Chesterfield, Matlock and Bolsover, then turn sharp right onto Hollis Lane. Continue to follow the A632 until you turn left onto Hady Hill (partial restricted usage road) and the property is the first that you come to on the right-hand side. There is no For Sale board.

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Rural Scene have visited 290 HADY HILL but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

