



**Emerald Drive, Hasland, Chesterfield, Derbyshire S41 0FY**

 3  2  1  B

**£1,050 Per Month**

**PINEWOOD**



**Emerald Drive  
Hasland  
Chesterfield  
Derbyshire  
S41 0FY**



**£1,050 Per Month**

**3 bedrooms  
2 bathrooms  
1 reception**

- NEW BUILD LUXURY FAMILY HOME
- DRIVEWAY PARKING FOR UP TO THREE CARS
- FULLY ENCLOSED SOUTH EAST FACING GARDEN AND SHED
- SUPERB KITCHEN DINER WITH FRIDGE/FREEZER, WASHING MACHINE, DISHWASHER, OVEN AND HOB
- EN SUITE SHOWER ROOM TO MAIN BEDROOM
- DOWNSTAIRS WC/CLOAKROOM
- DOUBLE WARDROBES TO EACH BEDROOM
- SOUGHT AFTER VILLAGE LOCATION OF HASLAND
- NEW WHITE DECOR AND GREY CARPETS/FLOORING THROUGHOUT
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH



BUILT 2021\*\*CUL DE SAC\*\*SOUGHT AFTER VILLAGE LOCATION\*\*IDEAL FOR ACCESS TO M1 MOTORWAY JUNCT 29\*\*This is a superbly finished THREE DOUBLE BED semi detached property located on a recently built residential estate on a cul de sac in the sought after village location of Hasland. The property is ideally placed for access to all the village amenities, Chesterfield, Train Station, Royal Hospital and access for the M1 motorway junct 29. To property has been finished to superb standard with grey carpets and flooring and white painted décor. The property downstairs has entrance porch, cosy lounge with storage cupboard, stylish kitchen diner with appliances including a tall fridge freezer, washing machine, dishwasher, oven, four ring hob and extractor and space for small dining table. To the first floor is a modern bathroom with white suite including a shower over bath, bedroom two being a double with ikea double wardrobe and bedroom three also being a double with double ikea wardrobe. To the second floor is the principal bedroom with double ikea wardrobe and access into the ensuite shower room. To the front is driveway parking for up to three cars and to the rear is a fully enclosed SOUTH EAST facing garden with patio. uPVC Double Glazing and Gas Central Heating.

**\*\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*\***

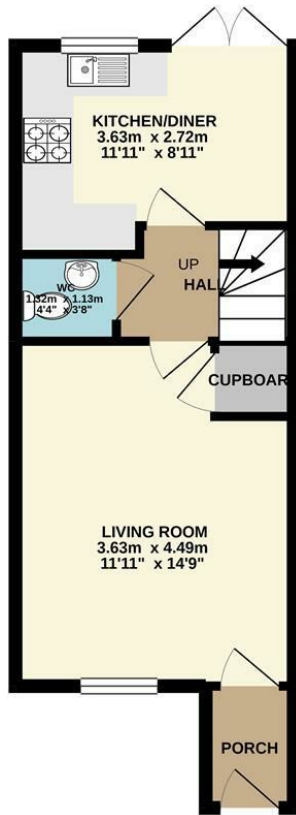
**\*\*PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION\*\***

### **DISCLAIMER**

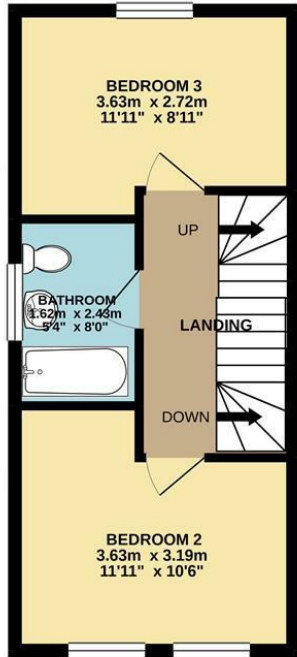
These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.



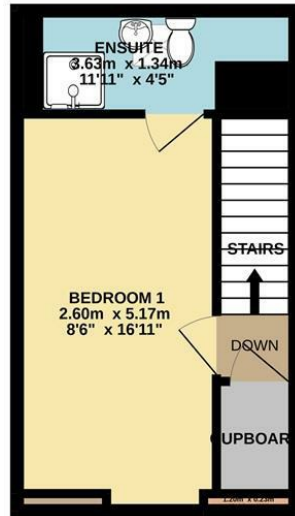
GROUND FLOOR  
32.1 sq.m. (345 sq.ft.) approx.



FIRST FLOOR  
30.2 sq.m. (325 sq.ft.) approx.



1ST FLOOR  
22.7 sq.m. (244 sq.ft.) approx.



TOTAL FLOOR AREA : 85.0 sq.m. (915 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		95	(92 plus) A
(81-91) B	84		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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