



**Blackthorn Close, Hasland, Chesterfield, Derbyshire S41 0DY**

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**£185,000**

**PINEWOOD**





# Blackthorn Close Hasland Chesterfield Derbyshire S41 0DY



£185,000

2 bedrooms  
1 bathroom  
1 reception

- SOUTH FACING GENEROUS ENCLOSED REAR GARDEN WITH NEW FENCE PANELS FITTED 2022, PATIO AND LAWN
- DRIVEWAY PARKING TO THE FRONT FOR TWO CARS - POTENTIAL FOR ADDITIONAL DRIVEWAY
  - QUIET CUL DE SAC IN A SOUGHT AFTER VILLAGE LOCATION
- EASY ACCESS TO THE VILLAGE AMENITIES, SHORT DRIVE TO THE TOWNS OF CHESTERFIELD AND CLAY CROSS
  - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29
- SHORT WALK ONTO THE AVENUE WASHLANDS NATURE RESERVE AND EASTWOOD PARK
- CLOSE TO THE WELL REGARDED OUTWOOD ACADEMY HASLAND HALL SECONDARY SCHOOL AND PRIMARY SCHOOL
  - CLOSE TO THE TRAIN STATION, HOSPITAL AND MAIN COMMUTER ROUTES
- MODERN KITCHEN WITH BREAKFAST BAR SEATING, INTEGRATED DISHWASHER, FRIDGE, FREEZER, OVEN HOB AND EXTRACTOR
- WALK IN WARDROBE TO BEDROOM ONE - POTENTIAL TO MAKE INTO AN ENSUITE







Nestled in the charming Blackthorn Close, Hasland, Chesterfield, Derbyshire, this delightful semi-detached house is a true gem waiting to be discovered. The spacious 611 sq ft layout provides ample space for relaxation and entertainment. Located in a quiet cul-de-sac in a sought-after village, this home is within close proximity to the esteemed Hasland Hall secondary school and primary school. Easy access to village amenities, as well as the nearby towns of Chesterfield and Clay Cross, ensures that daily essentials are always within reach.

For nature enthusiasts, a short walk to the Avenue Washlands Nature Reserve and Eastwood Park offers a tranquil escape from the hustle and bustle. With the M1 motorway junction 29 nearby, commuting is a breeze. Additionally, the proximity to the train station, hospital, and main commuter routes adds to the convenience of this location.

As you step inside, you'll be greeted by an entrance hall, cosy lounge, the hub of the home is the modern kitchen fitted in 2021 complete with a breakfast bar for casual dining. The integrated appliances, including a dishwasher, fridge, freezer, oven, hob, and extractor, make meal preparation a breeze.

Upstairs sees the stylish principal double bedroom with a walk-in wardrobe that has the potential to be transformed into an ensuite, bedroom two is single and the contemporary bathroom includes a white suite with shower over bath.

One of the highlights of this property is the south-facing generous enclosed rear garden, featuring new fence panels installed in 2022. Imagine enjoying sunny afternoons on the patio or watching the kids play on the lush lawn.

With parking for two vehicles in the driveway and the potential for additional parking, convenience is at your doorstep.

Don't miss the opportunity to make this house your dream home.

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

#### ENTRANCE HALL/STAIRS AND LANDING

The property is entered through the uPVC door, with carpet, painted décor and uPVC window, the staircase rises up to the first floor accommodation. The landing has a built-in storage cupboard and loft access.

#### LOUNGE

13'6" x 10'6" (4.13 x 3.21)

A generous reception room with carpet, two uPVC windows overlooking the front garden, painted décor with a feature wallpaper to one wall, radiator and a useful under stair storage cupboard.

#### KITCHEN DINER

13'9" x 8'6" (4.20 x 2.60)

The modern kitchen has a great range of sage green soft close drawers, wall and base units with a complimentary laminated worktop and breakfast bar seating for two, incorporating stainless sink with chrome mixer tap, integrated dishwasher, fridge, freezer, oven, four ring hob and extractor. With useful pantry/store, space/plumbing for a washing machine, grey wood effect laminate flooring, wall mounted radiator, painted décor, uPVC window and uPVC door leading out to the rear garden.

#### BEDROOM ONE

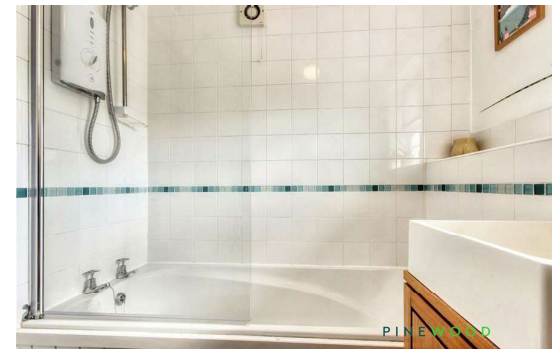
12'7" x 10'5" (3.84 x 3.20)

A most generous double bedroom with two uPVC windows to the front elevation. With carpet, painted décor, radiator and a useful walk in wardrobe with potential to make into an ensuite/wc

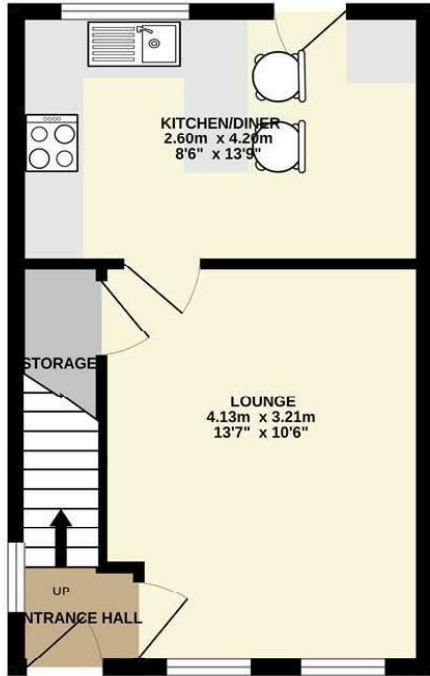
#### BEDROOM TWO

9'8" x 6'11" (2.96 x 2.12)

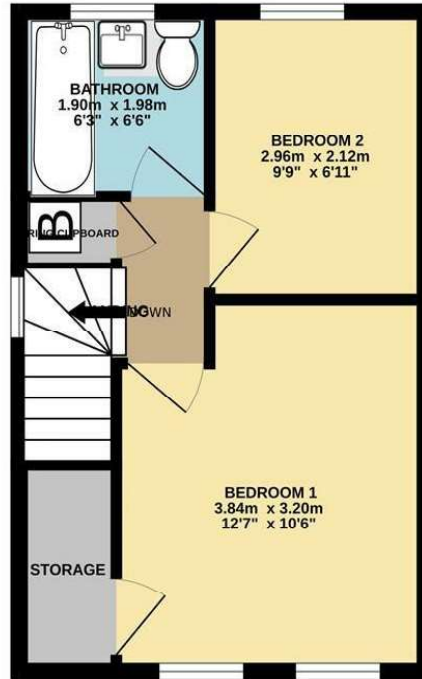
This is a single bedroom to the rear elevation with carpet, painted décor, radiator and uPVC window.



GROUND FLOOR  
28.4 sq.m. (305 sq.ft.) approx.



1ST FLOOR  
28.4 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA : 56.7 sq.m. (611 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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**BATHROOM**

6'5" x 6'2" (1.98 x 1.90)

The contemporary bathroom has a white suite comprising bath with shower over, low flush w.c and a ceramic sink set with chrome mixer tap set onto a wooden vanity unit. With tiled flooring, part tiled and part painted decor to the walls, chrome wall mounted towel radiator, shaver socket and uPVC frosted window,

**OUTSIDE**

To the front of the property there is a lawned garden, alongside a driveway providing parking for two cars. The enclosed south facing rear garden comprises of a decked seating area and lawn with planted borders. There is also a hard standing for a garden shed.

**GENERAL INFORMATION**

- TENURE - FREEHOLD
- COUNCIL TAX BAND B - CHESTERFIELD BOROUGH COUNCIL
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TOTAL FLOOR AREA - 611.00 SQ FT / 56.7 SQ M
- EPC RATING D
- LOFT - LIGHTING AND PARTIALLY BOARDED
- SHED INCLUDED IN THE SALE

**RESERVATION AGREEMENT MAY BE AVAILABLE**

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

**DISCLAIMER**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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