



138 Mansfield Road,
Hasland, S41 0JQ

OFFERS IN THE REGION OF

£425,000



WILKINS VARDY

OFFERS IN THE REGION OF

£425,000

SUBSTANTIAL DETACHED FAMILY HOME - FANTASTIC GARDEN ROOM - FOUR RECEPTION ROOM - FOUR GOOD SIZED BEDROOMS - LOG CABIN WITH MULTI FUEL STOVE

Boasting 4 bedrooms and 2 bathrooms spread over three storeys, this property offers ample space for a growing family. As you step inside, you are greeted by four spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The recently constructed garden room is a highlight, featuring a lantern roof and bi-fold doors that flood the space with natural light.

One of the standout features of this property is the generous south west facing plot it sits on. Imagine enjoying sunny afternoons in the beautifully landscaped rear garden, complete with storage sheds and a fabulous Swedish log cabin. This cabin is not just any cabin - it comes equipped with light, power, and a multi-fuel stove, making it the ultimate entertaining space for gatherings with family and friends. With parking space for up to 4 vehicles, convenience is key in this home. And the best part? This property is offered with no chain, making the buying process smooth and hassle-free.

- Superb Extended Bay Fronted Family Home offering 1686 Sq. Ft. of Space
- A further Three Separate Reception Rooms
- Four Good Sized Double Bedrooms
- Ample Car/Caravan Standing to the Front
- EPC Rating: D
- Superb Extended Garden Room with Bi-Fold Doors
- Kitchen with Large Utility Room off
- En Suite Shower Room & Re-Fitted Family Bathroom
- Landscaped South West Facing Rear Garden with Paved Patio & Large Swedish Log Cabin

General

Gas central heating (Glow Worm Combi Boiler)
Predominantly uPVC sealed unit double glazed windows and doors
CCTV system
Gross internal floor area - 156.6 sq.m./1686 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

Fitted with LVT flooring. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising a wash hand basin and a low flush WC.
Wood panelling to the walls and having vinyl flooring.

Living Room

13'2 x 12'5 (4.01m x 3.78m)
A good sized dual aspect reception room fitted with LVT flooring and having a feature fireplace with a multi-fuel stove sat on a marble hearth.

Sitting Room

13'5 x 12'3 (4.09m x 3.73m)
A second good sized dual aspect reception room fitted with LVT flooring and having a feature fireplace with wood surround, tiled inset, marble hearth and a fitted electric fire.
uPVC double glazed French doors open into the ...

Garden Room

11'1 x 10'5 (3.38m x 3.18m)
A lovely room having a tiled floor with electric under floor heating, roof lantern and downlighting.
uPVC double glazed bi-fold doors overlook and open to give access onto the rear of the property.
A stable door gives access into the ...

Kitchen

11'3 x 8'3 (3.43m x 2.51m)
Fitted with a range of cream shaker style base and drawer units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer ceramic sink with mixer tap.
Integrated appliances to include a dishwasher, electric double oven and 5-ring gas hob with glass splashback and extractor hood over.
Tiled floor.
An opening leads through into a ..

Utility Room

11'11 x 5'3 (3.63m x 1.60m)
Fitted with a range of cream shaker style wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer, fridge/freezer and an under counter fridge or freezer.
LVT flooring.

Dining Room

13'8 x 9'5 (4.17m x 2.87m)
A good sized reception room having a tiled floor and glazed French doors which open into the kitchen.

On the First Floor

Landing

Bedroom One

13'2 x 12'5 (4.01m x 3.78m)
A good sized bay fronted double bedroom having a range of built-in wardrobes with sliding doors.

Bedroom Two

13'5 x 12'3 (4.09m x 3.73m)
A good sized rear facing double bedroom fitted with laminate flooring.

Bedroom Three

11'11 x 8'3 (3.63m x 2.51m)
A good sized rear facing double bedroom fitted with laminate flooring.

Re-Fitted Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with mixer shower, freestanding claw foot bath with bath/shower mixer tap and a pedestal wash hand basin.
Tiled floor with electric under floor heating.

Separate WC

Being part tiled, fitted with vinyl flooring and having a white 2-piece suite comprising a wash hand basin and a low flush WC.

On the Second Floor

Bedroom Four

15'2 x 10'11 (4.62m x 3.33m)
A good sized double bedroom fitted with laminate flooring and having two wooden framed Velux windows.
There is also a feature cast iron fireplace.
A door gives access to an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower cubicle with electric shower, pedestal wash hand basin and a low flush WC.
Laminate flooring.

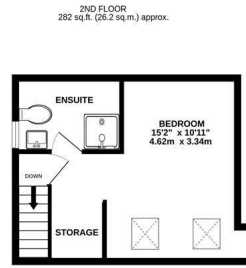
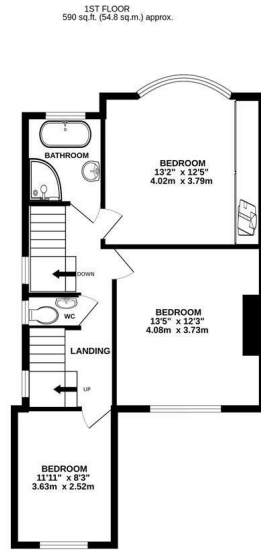
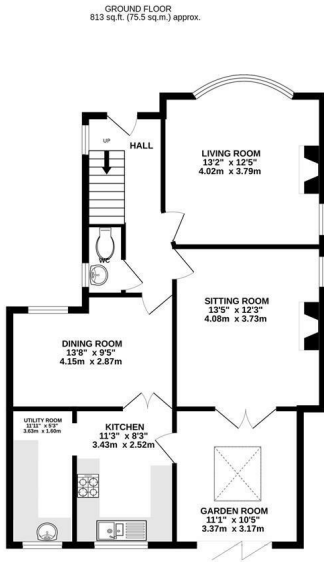
Outside

To the front of the property there is a generous concrete and block paved driveway providing ample off street parking/caravan standing. Steps from here rise up to a paved area, where there are a further set of steps rising up to the front entrance door.

To the rear of the property there is an attractive landscaped south west facing rear garden comprising a paved patio with a raised ornamental bed. Steps from here rise up to an artificial lawn and decorative gravels beds, as well as a decked seating area. A further set of steps rise up to a fantastic Swedish log cabin with light, power and fitted with a multi-fuel stove, making it an ideal entertaining space. There is also a decked area with storage sheds and a gate giving access to a rear service road.

Note: The gazebo is available subject to separate negotiation.





TOTAL FLOOR AREA: 1686 sq.ft. (156.6 sq.m.) 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.
 Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014
 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, multi-fuel stove, electric fire, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-varDY.co.uk