



16 Hasland Road,
Hasland, S41 0RN

OFFERS IN THE REGION OF

£189,995

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WILKINS VARDY

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REDUCED TO SELL - READY FOR IMMEDIATE OCCUPATION - SUPERB EXTENDED DETACHED FAMILY HOME ON THE EDGE OF THE TOWN CENTRE

Having been recently extended by the current owners, this fantastic three bedroomed, two bathroomed detached property offers an amazing 1059 square feet of accommodation, which includes a delightful open plan family kitchen area ideal for dining and relaxing, a delightful living room with multi fuel stove and a superb master suite with spacious double bedroom, en-suite shower room and dressing room.

Conveniently positioned for accessing the nearby amenities in Spital and Hasland village, the property would certainly suit a commuter needing access to the train station, town centre or motorway.

- Superb Extended Detached Family Home
- Good Sized Dual Aspect Living Room
- Family Room with Cloaks/WC off
- Contemporary Open Plan Kitchen/Diner
- Three Bedrooms plus Dressing Room
- En Suite Shower Room & Family Bathroom
- Low Maintenance Corner Plot
- Off Street Parking
- Edge of Town Centre Location
- EPC Rating: C

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 98.4 sq.m./1059 sq.ft.
Council Tax Band - B
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

Having a tiled floor. A staircase rises to the First Floor accommodation.

Living Room

14'9 x 11'2 (4.50m x 3.40m)

A generous dual aspect reception room having a wood effect tiled floor and a feature fireplace with wood lintel and a multi-fuel stove sat on a marble hearth.

Family/Dining Room

11'8 x 10'0 (3.56m x 3.05m)

A good sized front facing reception room having a tiled floor and a door to a useful built-in under stair storage cupboard.
An opening leads through into the kitchen and a door gives access to an inner hall.

Inner Hall

Having a tiled floor. A door opens to a ...

Cloaks/WC

Fitted with a white 2-piece suite comprising a wash hand basin and a low flush WC.
Tiled floor.

Open Plan Kitchen/Diner

20'4 x 10'4 (6.20m x 3.15m)

A dual aspect room, being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces over. Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 5-ring gas hob with extractor hood over.
Space and plumbing is provided for a dishwasher, and there is also space for a fridge/freezer.
A tall cupboard housing provides space and plumbing for a washing machine and a tumble dryer.
Tiled floor.
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

With loft access hatch having a pull down ladder to a boarded roof space with lighting.
Built-in storage cupboard.

Dressing Room

8'11 x 6'11 (2.72m x 2.11m)

Accessed via a sliding door, a versatile room having a door leading through into the ...

Master Bedroom

14'4 x 10'5 (4.37m x 3.18m)

A good sized dual aspect double bedroom having a range of built-in wardrobes with sliding doors. A door gives access to an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with mixer shower, wash hand basin with storage below, and a low flush WC.
Vertical heated towel radiator.
Tiled floor.

Bedroom Two

11'2 x 9'3 (3.40m x 2.82m)

A side facing double bedroom fitted with laminate flooring.

Bedroom Three

11'3 x 5'1 (3.43m x 1.55m)

A front facing single bedroom fitted with laminate flooring.

Family Bathroom

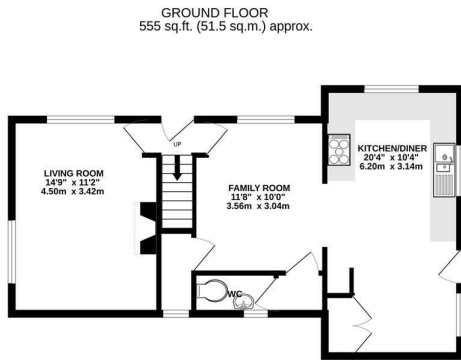
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with folding shower screen and electric shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Outside

The property sits on a corner plot, with double gates to the front opening onto a paved drive providing off street parking. There is also a raised hardstanding area with a garden shed.

There is paving across the front of the property which continues round to the other side of the property where there is a private, enclosed patio area.

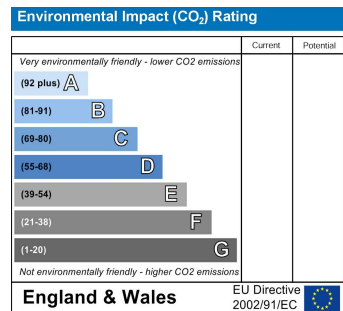
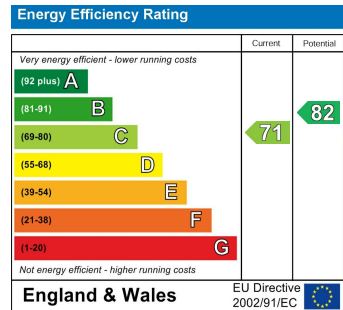




TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

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.

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RICS



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, 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.



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