



1 Meadow Hill Road,
Hasland, S41 0BG

OFFERS IN THE REGION OF

£219,950

W
WILKINS VARDY

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THREE BED DETACHED BUNGALOW - GOOD SIZED PLOT - CLOSE TO HASLAND VILLAGE

This well appointed detached bungalow offers a good sized lounge/diner with feature fireplace, a spacious dining kitchen with inbuilt storage, reasonably modern shower room and three good sized bedrooms, the master having a range of fitted wardrobes. With gardens to the front and rear and off street parking, this property would make an ideal retirement home.

Situated just off Eastwood Park Drive, and therefore having the park and village amenities within easy reach, the property also has good transport links into the Town Centre.

- Well Proportioned Three Bed Detached Bungalow
- Breakfast Kitchen with Integrated Oven and Hob
- Relatively Modern Shower Room/WC
- Mature Gardens to the Front and Rear
- Popular & Convenient Location close to Hasland Village
- Spacious Dual Aspect Lounge/Diner
- Three Good Sized Bedrooms, the master having a range of fitted wardrobes
- Off Street Parking
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating - (Worcester Greenstar Combi Boiler)
Double glazed sealed units
Gross internal floor area - 67 sq.m./721 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

Storm Porch

Having a door opening into an ...

'L' Shaped Entrance Hall

Having a built-in storage cupboard.

Bedroom One

12'4" x 8'5" (3.76m x 2.57m)

A front facing double bedroom, currently used as a dining room.

Lounge/Diner

16'6" x 12'0" (5.03m x 3.66m)

A spacious dual aspect reception room having a feature stone fireplace with a tiled hearth and an inset coal effect electric fire.

Breakfast Kitchen

11'5" x 8'9" (3.48m x 2.67m)

Being part tiled and fitted with a range of 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 4-ring gas hob.

Space and plumbing is provided for an automatic washing machine, and there is space for a fridge freezer.

Built-in storage cupboard.

Vinyl flooring.

A door gives access onto the side of the property.

Bedroom Two

11'5" x 10'11" (3.48m x 3.33m)

A good sized rear facing double bedroom having built-in wardrobes with overhead storage along one wall.

Bedroom Three

8'11" x 7'11" (2.72m x 2.41m)

A good sized rear facing single bedroom.

Shower Room

Being part tiled/part waterproof boarding, fitted with a white 3-piece suite comprising a double shower enclosure with electric shower, pedestal wash hand basin, and a low flush WC.

Fitted work surface with storage below.

Vinyl flooring.

Outside

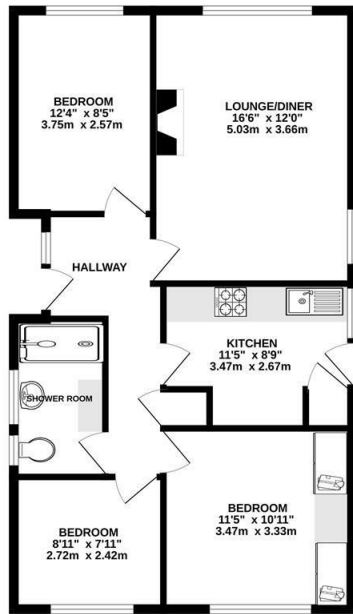
To the front of the property there is a lawned garden with mature planted borders.

A tarmac driveway to the side leads down to a car port, where there is ramp leading up to the side entrance door, and a paved area for bin storage etc.

The rear garden which can be accessed from either side of the bungalow, comprises a lawn with pebble beds, mature planted borders and conifers.



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(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

TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.



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