



116 Mansfield Road,  
Hasland, S41 0JQ

OFFERS IN THE REGION OF

£350,000

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WILKINS VARDY

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# £350,000

EXTENDED FAMILY HOME - MODERN & CHARACTERFUL - SUPERB PLOT WITH SOUTH WEST FACING REAR GARDEN

Situated just a stones throw from Hasland village, this superb detached house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a modern bathroom, this property offers ample space for comfortable living. As you step inside, you'll be greeted by contemporary finishes seamlessly blended with character features, creating a warm and inviting atmosphere throughout. The property's delightful south-west facing plot ensures plenty of natural light, making it a bright and cheerful space to call home.

One of the standout features of this residence is the generous gardens both to the front and rear, providing the perfect setting for outdoor relaxation, entertaining guests, or simply enjoying the fresh air. Located close to the various amenities in Hasland village, you'll have easy access to shops, schools, parks, and more, making this property not only a beautiful home but also a practical choice for everyday living.

- Superb Extended Detached Family Home on Generous Plot
- Modern Breakfast Kitchen & Separate Utility Room
- Contemporary Family Bathroom
- Detached Single Garage & Off Street Parking
- EPC Rating: D
- Two Good Sized Reception Rooms, both with Feature Fireplaces
- Three Good Sized Double Bedrooms, two of which have feature cast iron fireplaces
- Attractive & Mature Lawned Gardens to the Front and Rear
- Popular & Convenient Location

## General

Gas central heating (Baxi Duotec Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 107.9 sq.m./1162 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

### Storm Porch

With uPVC double glazed door opening into a ...

### Entrance Hall

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

### Dining Room

12'10 x 11'3 (3.91m x 3.43m)

A good sized reception room fitted with laminate flooring and having a feature fireplace with wood surround, tiled hearth and open grate.

Coving and picture rail.

uPVC double glazed French doors give access into the kitchen, and two sliding doors open to the ...

### Living Room

11'3 x 10'6 (3.43m x 3.20m)

A good sized bay fronted reception room having a feature fireplace with ornate surround, tiled hearth and a coal effect gas fire.

Coving and picture rail.

### Utility Room

9'3 x 6'2 (2.82m x 1.88m)

Having a fitted work surface with space and plumbing below for a washing machine and a dishwasher.

Space is also provided for a fridge/freezer.

A door gives access to a built-in under stair store cupboard.

Vinyl flooring.

An opening leads through into the ..

### Breakfast Kitchen

17'10 x 8'0 (5.44m x 2.44m)

Fitted with a range of contemporary hi-gloss wall, drawer and base units with LED plinth lighting and complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include a wine cooler.

Included in the sale is the range cooker having a tiled splashback and a stainless steel extractor hood over.

Vinyl flooring.

A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

### Landing

Having a door giving access to a separate landing with staircase which rises to the second floor accommodation.

### Bedroom One

13'0 x 11'2 (3.96m x 3.40m)

A good sized rear facing double bedroom having a feature cast iron fireplace.

### Bedroom Two

11'2 x 10'6 (3.40m x 3.20m)

A good sized front facing double bedroom having a feature cast iron fireplace.

### Family Bathroom

Being part tiled and fitted with a contemporary white 3-piece suite comprising a panelled jacuzzi bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

Tiled floor.

## On the Second Floor

### Bedroom Three

14'10 x 14'3 (4.52m x 4.34m)

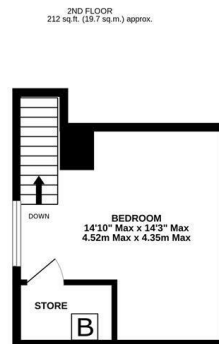
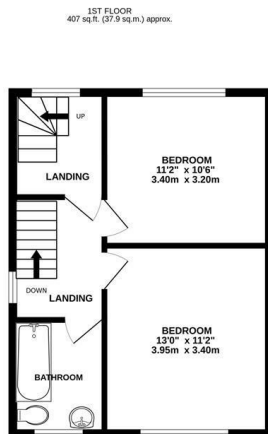
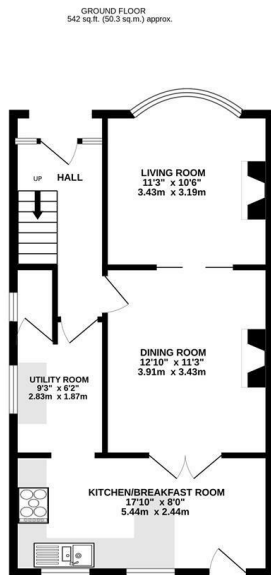
A good sized double bedroom with gable end window and having eaves storage.

### Outside

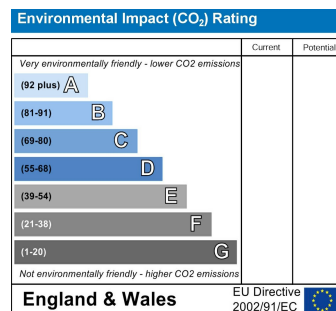
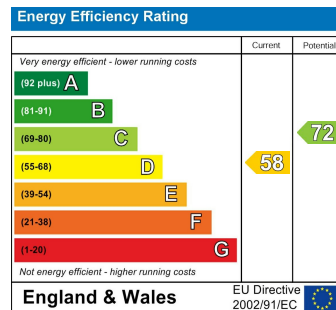
To the front of the property there is a lawned garden with mature planted borders and a path leading up to the front entrance door.

A gate gives access down the side of the property to the enclosed landscaped south west facing rear garden which comprises of a block paved patio, raised deck seating area with covered pagoda, and a lawn with decorative gravel path leading up to a garden shed. At the rear of the garden there is a gate which gives access to a single detached garage with power and off street parking, which is accessed via a rear service road.





TOTAL FLOOR AREA: 1162 sq.ft. (107.9 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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rightmove  
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RICS

Relocation agent network

#### 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, gas fire, kitchen appliances, shower unit, 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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