



84 Meadow Hill Road,
Hasland, S41 0BG

OFFERS IN THE REGION OF

£220,000

W
WILKINS VARDY

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WELL PROPORTIONED FAMILY HOME - CONSERVATORY OVERLOOKING MATURE GARDENS
- GOOD SIZED LIVING ROOM AND KITCHEN

Boasting a well proportioned extended family home, this property is a gem in a popular location near Eastwood Park and Hasland Village.

With three spacious bedrooms, a lovely breakfast kitchen, and a generous living room, this residence provides ample space for comfortable living. The addition of a good sized conservatory overlooking mature gardens adds a touch of tranquillity to the property.

Spanning 780 sq ft, this home also offers parking for up to four vehicles with a large driveway and garage. Whether you're looking for a peaceful retreat or a family-friendly environment, this property caters to various needs with its versatile layout and convenient amenities.

- Well Proportioned Semi Detached House
- Kitchen with Integrated Appliances
- Three Good Sized Bedrooms
- Large Detached Garage and Ample Off Street Parking
- Popular & Convenient Location
- Bay Fronted Living Room
- Brick/uPVC Double Glazed Conservatory
- Family Bathroom
- Mature Gardens to the Front and Rear
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 72.5 sq.m./780 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A uPVC double glazed side entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'1 x 11'6 (4.29m x 3.51m)
A good sized bay fronted reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset pebble bed electric fire.

Kitchen

14'7 x 10'2 (4.45m x 3.10m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a dishwasher, electric oven and a 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
A door gives access to a useful built-in under stair store.
Tiled floor.
A uPVC double glazed door gives access onto the side of the property.
uPVC double glazed French doors give access into the ...

Brick/uPVC Double Glazed Conservatory

11'6 x 9'3 (3.51m x 2.82m)
Having a tiled floor and French doors which overlook and open onto the rear of the property.

On the First Floor

Landing

Having a built-in cupboard and a loft access hatch with pull down ladder giving access to a part boarded roof space with lighting.

Bedroom One

12'7 x 8'5 (3.84m x 2.57m)
A good sized front facing double bedroom having a built-in double wardrobe.

Bedroom Two

10'11 x 8'5 (3.33m x 2.57m)
A rear facing double bedroom.

Bedroom Three

8'10 x 6'2 (2.69m x 1.88m)
A front facing single bedroom.

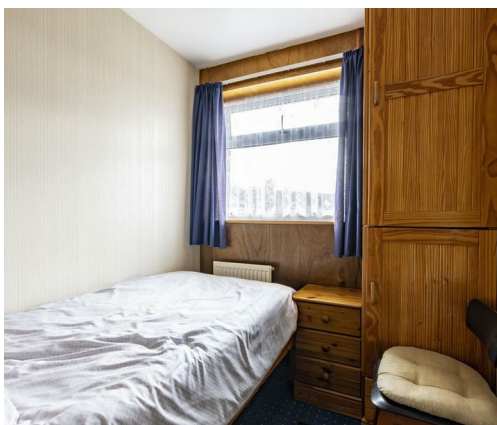
Family Bathroom

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

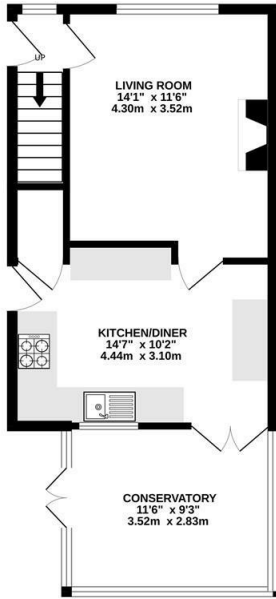
Outside

A tarmac driveway to the front of the property provides ample off street parking and leads to a car port and a large detached brick built garage (3.7m x 7m) which is insulated and has double doors to the side, light, power, gas, and also has a single drainer sink with tap and a WC. The front garden is laid to lawn and has planted borders.

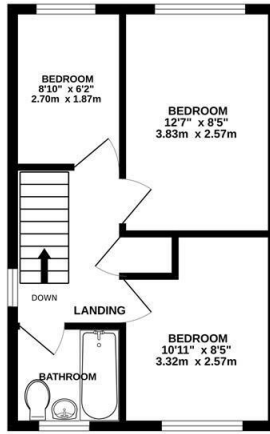
A gate gives access to the enclosed rear garden which comprises of a lawn with mature planted borders, garden pond with deck bridge, deck seating areas, decorative gravel bed, two pear trees, an apple tree and two garden sheds.



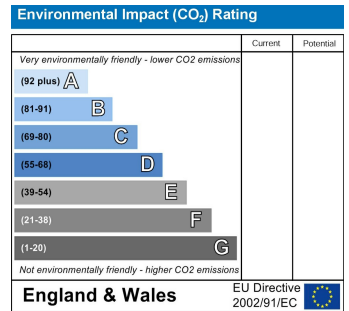
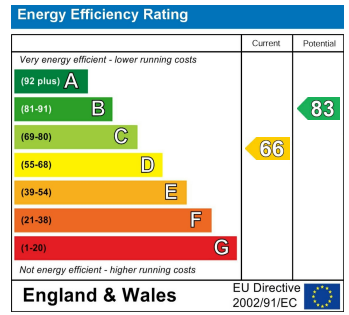
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, consent levels, 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 a guide 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric 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 School 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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