



62a St. Philips Drive,
Hasland, S41 0RG

OFFERS IN THE REGION OF

£279,950

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WILKINS VARDY

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TWO BED SEMI BUNGALOW - GENEROUS CORNER PLOT - DETACHED GARAGE - POPULAR LOCATION

Occupying a generous corner plot is this delightful two bedroomed semi detached bungalow which offers well appointed and neutrally presented accommodation, which includes a spacious dual aspect reception room with patio doors opening into a conservatory, and a modern fitted kitchen and shower room, ensuring convenience and comfort for all residents. Parking is made easy with a detached single garage and ample off street parking/caravan standing.

Don't miss out on the opportunity to make this lovely bungalow your new home. Whether you're looking to downsize, start a new chapter, or simply enjoy the benefits of single-storey living, this property has the potential to fulfill your needs and more. Book a viewing today and discover the charm and comfort that this bungalow has to offer.

- Attractive Semi Detached Bungalow on Generous Corner Plot
- Spacious Dual Aspect Lounge/Diner with Bay Window
- Fitted Kitchen with Integrated Appliances
- Brick/uPVC Double Glazed Conservatory
- Two Double Bedrooms, the master bedroom having Fitted Storage
- Modern Shower Room
- Detached Garage & Ample Off Street Parking
- Well Kept Gardens to the Front, Side and Rear
- Popular & Convenient Location
- EPC Rating: C

General

Gas central heating (Ideal Logic Plus Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 77.4 sq.m./833 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

uPVC double glazed French doors open into an ...

Entrance Porch

Having a uPVC double glazed with matching side panel opening into a ...

'L' Shaped Entrance Hall

Fitted with laminate flooring and having two built-in cupboards, one of which houses the gas combi boiler.

Kitchen

8'9 x 8'9 (2.67m x 2.67m)
A dual aspect room, being fully tiled and fitted with a range of white hi-gloss wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer ceramic sink with mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, electric double oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine.
Tiled floor.

Lounge/Diner

17'9 x 12'0 (5.41m x 3.66m)
A spacious dual aspect reception room having a bay window overlooking the side garden.
This room has a feature fireplace with decorative surround, marble inset and hearth, and an inset living flame coal effect gas fire.
A uPVC double glazed sliding patio door gives access into a ...

Brick/uPVC Double Gazed Conservatory

6'10 x 5'4 (2.08m x 1.63m)
A lovely conservatory fitted with vinyl flooring and having a uPVC double glazed door giving access onto the rear garden.

Bedroom One

13'3 x 9'11 (4.04m x 3.02m)
A good sized rear facing double bedroom. This room has a range of fitted wardrobes with sliding mirror doors and overbed storage units.

Bedroom Two

10'11 x 7'10 (3.33m x 2.39m)
A front facing double bedroom.

Shower Room

Being fully tiled and fitted with a modern white 3-piece suite comprising a walk-in shower enclosure with an electric shower, semi recessed wash hand basin with vanity unit below, and a concealed cistern WC.
Vinyl flooring.

Outside

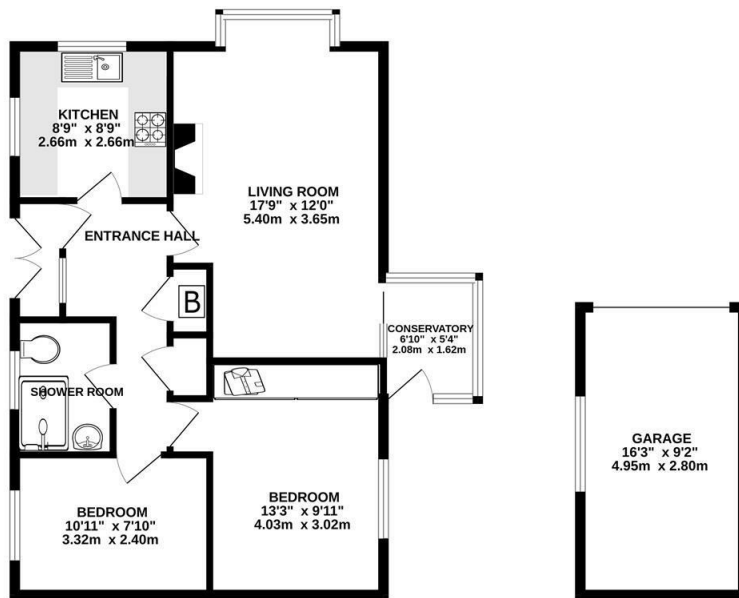
The property sits on a generous wrap around corner plot having lawned gardens to the front and side with decorative gravel beds and borders with plants, trees and shrubs. A resin path leads up to the front entrance door and continues round the side of the property.

A block paved drive to the side provides ample off street parking/caravan standing and there is also a detached single brick built garage having an electric door, light and power.

A gate gives access to the enclosed rear garden which comprises a block paved seating area, an artificial lawn with borders, a greenhouse and a garden shed.



GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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 for 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 floorplan 1/2011

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(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



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 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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