



106 Calow Lane,
Hasland, S41 0AX

OFFERS IN THE REGION OF

£249,950

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WILKINS VARDY

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THIS MODERN DETACHED BUNGALOW BUILT 2017 - THREE BEDROOMS - MODERN KITCHEN AND BATHROOM-NO CHAIN.

Located close to the village of Hasland and Eastwood Park, this delightful detached bungalow is a true gem waiting to be discovered. Built in 2017, this property boasts a contemporary design that is sure to impress. As you step inside, you are greeted by a well-presented interior featuring a spacious living room, perfect for relaxing or entertaining guests. The large patio doors not only flood the room with natural light but also lead you to the enclosed south-east facing rear garden, offering a tranquil outdoor space to enjoy.

This bungalow offers three cosy bedrooms, providing ample space for a growing family or visiting guests. The modern kitchen is equipped with integrated appliances, making meal preparation a breeze. The property also features a sleek bathroom, adding a touch of luxury to your daily routine.

One of the standout features of this home is the parking convenience it offers. With space for up to three vehicles, parking will never be an issue for you or your visitors.

- Well Proportioned Modern Detached Bungalow
- Contemporary Fitted Kitchen with Integrated Appliances
- Three Good Sized Bedrooms
- Enclosed South East Facing Rear Garden
- Popular & Convenient Location
- Spacious Living Room with French Doors opening onto the Rear Garden
- Modern Bathroom
- Ample Off Street Parking
- NO UPWARD CHAIN
- EPC Rating: B

General

Gas central heating (Ideal Logic Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 65.2 sq.m./702 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

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

Entrance Hall

Having a built-in storage cupboard.

Bedroom Two

10'1 x 8'11 (3.07m x 2.72m)

A good sized front facing double bedroom.

Bedroom One

13'2 x 10'1 (4.01m x 3.07m)

A spacious front facing double bedroom.

Bedroom Three

7'9 x 7'3 (2.36m x 2.21m)

A single bedroom with window to the side elevation.

Living Room

14'4 x 12'0 (4.37m x 3.66m)

A spacious reception room having uPVC double glazed French doors which overlook and open onto the rear garden.

Kitchen

10'1 x 9'11 (3.07m x 3.02m)

Fitted with a range of contemporary wall, drawer and base units with complementary work surfaces and upstands.

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

Integrated appliances to include a fridge/freezer, electric oven and 4-ring gas hob with stainless steel splashback and stainless steel extractor hood over.

Space and plumbing is provided for a washing machine.

Vinyl flooring.

Bathroom

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

Chrome heated towel rail.

Vinyl flooring and downlighting.

Outside

To the front of the property there is a block paved driveway with pebbled border providing ample off street parking.

A paved path gives access down one side of the property to the front entrance door and to the rear garden, where there is an enclosed south east facing garden comprising of a paved patio an lawn. There is also a garden shed.



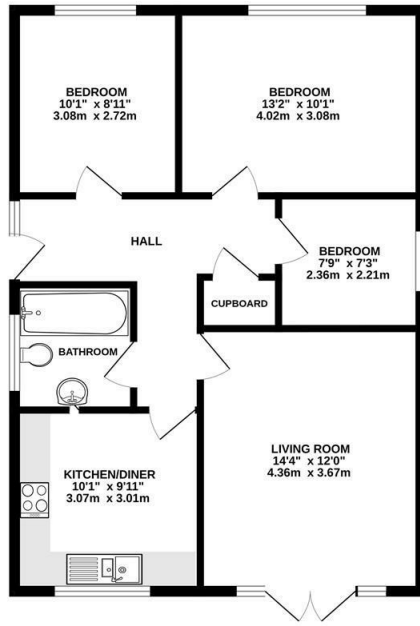
sprift
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(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	

TOTAL FLOOR AREA: 702 sq.ft. (65.2 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 is given as to their operability or efficiency can be given.
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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, 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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