



9 Meadow Hill Road,
Hasland, S41 0BG

OFFERS IN THE REGION OF

£259,950

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WILKINS VARDY

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THREE BED DETACHED BUNGALOW - POPULAR LOCATION - DETACHED GARAGE - NO UPWARD CHAIN

This delightful detached bungalow could be your next home sweet home! Offering 670 sq.ft. of accommodation which includes a fitted kitchen with integrated cooking appliances, three bedrooms, a shower room and a spacious reception room with French doors opening onto the enclosed rear garden. A driveway providing ample off street parking and a detached single garage complete the property.

Located in the popular village of Hasland, the property is well placed for Eastwood Park and the local shops and amenities, and readily accessible for transport links into Chesterfield and towards the M1 Motorway.

Don't miss out on the opportunity to make this charming bungalow your own - book a viewing today and start envisioning the wonderful memories you could create in this delightful home on Meadow Hill Road!

- Attractive & Well Proportioned Detached Bungalow
- Fitted Kitchen with Integrated Oven and Hob
- Shower Room/WC
- Gardens to the Front and Rear
- Popular & Convenient Location close to Hasland Village
- Spacious Living Room with French doors opening onto the Rear Patio
- Three Bedrooms, the Master Bedroom having a range of Fitted Furniture
- Detached Garage & Ample Off Street Parking
- NO UPWARD CHAIN
- EPC Rating: TBC

General

Gas central heating (Ideal Logic Plus Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 62.2 sq.m./670 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 an ...

Entrance Hall

Bedroom Three

8'4 x 8'2 (2.54m x 2.49m)

A single bedroom with side facing window.

Bedroom Two

11'7 x 11'1 (3.53m x 3.38m)

A bay fronted double bedroom.

Bedroom One

11'1 x 10'7 (3.38m x 3.23m)

A good sized front facing double bedroom having a range of fitted furniture to include wardrobes, overhead storage, bedside cabinets with display shelving above and drawer units.

Living Room

16'11 x 10'7 (5.16m x 3.23m)

A spacious reception room having a feature fireplace.

uPVC double glazed French doors overlook and open onto the rear patio.

Inner Hall

Having two built-in storage cupboards, one of which houses the gas boiler.

Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

Kitchen

11'1 x 7'7 (3.38m x 2.31m)

Being part tiled and fitted with a range of white gloss wall, drawer and base units with complementary work surfaces over, including a breakfast bar.

Inset single drainer sink with mixer tap and downlighting above.

Integrated appliances to include an electric double oven and 4-ring gas hob with extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

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

Outside

To the front of the property there is a low maintenance decorative pebbled garden, along side a pebbled and paved driveway which provides ample off street parking for several vehicles and leads to a detached single garage with an electric door

To the rear of the property there is an enclosed garden which comprises of a paved patio and lawn



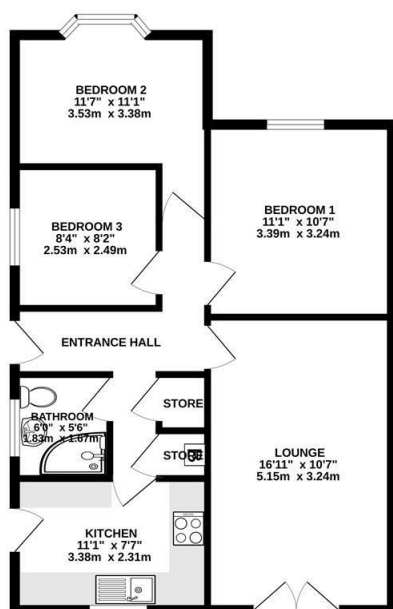
sprift
Know any property instantly

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
670 sq.ft. (62.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(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: 670 sq.ft. (62.2 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 misstatement. 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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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 are 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 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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wilkins-varDY.co.uk