



134 The Green,
Hasland, S41 0JU

GUIDE PRICE

£425,000

W
WILKINS VARDY

£425,000

Guide Price £425,000 - £450,000

IMPRESSIVE EXTENDED FAMILY HOME IN DESIRABLE VILLAGE POSITION

Sat back from the main road with a sweeping block paved driveway this superb four bedroomed, two 'bathroomed' detached family home includes two generous reception rooms, a good sized breakfast kitchen with utility and cloakroom off, four good sized bedrooms, the master having a fantastic fitted dressing room and en suite, and a delightful mature plot with ample off street parking and a large integral garage.

Situated in this desirable edge of village location, the property is conveniently situated for nearby country walks and the various shops and amenities in Hasland Village, whilst also being ideally placed for transport links into the Town Centre and towards the M1 Motorway.

- Superb Extended Bay Fronted Family Home
- Two Good Sized Reception Rooms
- Generous Breakfast Kitchen
- Utility Room with Cloaks/WC off
- Master Bedroom Suite with Dressing Room & En Suite Shower Room
- Three Further Good Sized Bedrooms
- Modern Family Bathroom
- Large Integral Garage & Ample Off Street Parking
- Enclosed West Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Baxi Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 159.8 sq.m./1720 sq.ft. (including garage)
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

Storm Porch

Having a tiled floor. A composite front entrance door opens into an ...

Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Dining Room

13'1 x 12'0 (3.99m x 3.66m)
A good sized bay fronted reception room having a feature stone fireplace.

Living Room

19'5 x 11'4 (5.92m x 3.45m)
A generous rear facing reception room having a feature fireplace with wood surround and marble hearth.
uPVC double glazed French doors overlook and open onto the rear of the property.
A further set of French doors give access into the ...

Breakfast Kitchen

19'11 x 10'4 (6.07m x 3.15m)
A generous dual aspect room, fitted with a range of solid oak wall, drawer and base units with complementary work surfaces over, including an island unit.
Inset 1½ bowl single drainer ceramic sink with mixer tap.
Integrated appliances to include a fridge, freezer, dishwasher, microwave, electric double oven and 5-ring gas hob with glass splashback and extractor canopy over.
Tiled floor and downlighting.
Two sets of uPVC double glazed French doors overlook and open onto the rear of the property.

Utility Room

11'6 x 5'5 (3.51m x 1.65m)
Having a double base unit with work surface over, including an inset stainless steel circular sink and drainer with flexible hose spray tap.
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer and a fridge/freezer.
Tiled floor and downlighting.
A uPVC double glazed door gives access onto the side of the property.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.
Chrome heated towel radiator.
Tiled floor.

On the First Floor

Landing

With loft access hatch having a pull down ladder to a fully boarded roof space with lighting.

Master Bedroom Suite

Bedroom

16'4 x 11'5 (4.98m x 3.48m)
A generous dual aspect double bedroom having downlighting. An opening leads through into a ...

Dressing Room

11'0 x 4'8 (3.35m x 1.42m)
Having downlighting and fitted with a range of wardrobes with sliding doors.
Loft access hatch with pull down ladder to part boarded roof space.
A door from here gives access into the ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Chrome heated towel radiator.
Tiled floor and downlighting.

Bedroom Two

12'0 x 11'6 (3.66m x 3.51m)
A good sized front facing double bedroom fitted with laminate flooring and having a feature ornamental tiled fireplace with open grate.

Bedroom Three

11'3 x 10'11 (3.43m x 3.33m)
A good sized rear facing double bedroom, fitted with laminate flooring and having a feature ornamental tiled fireplace with open grate.

Bedroom Four

7'9 x 7'5 (2.36m x 2.26m)
A rear facing single bedroom, fitted with laminate flooring and currently used as a study.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a shower bath with glass shower screen and mixer shower over, wash hand basin with storage below and a concealed cistern WC.
Chrome heated towel radiator.
Tiled floor and downlighting.

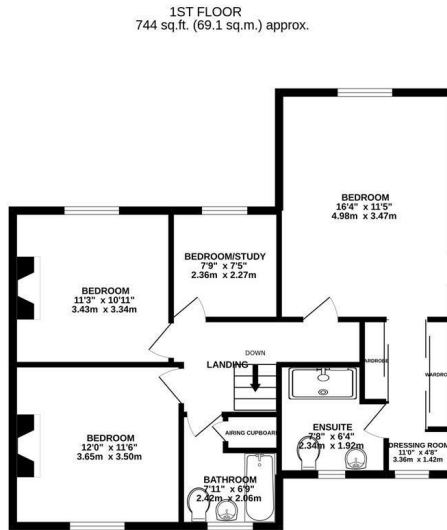
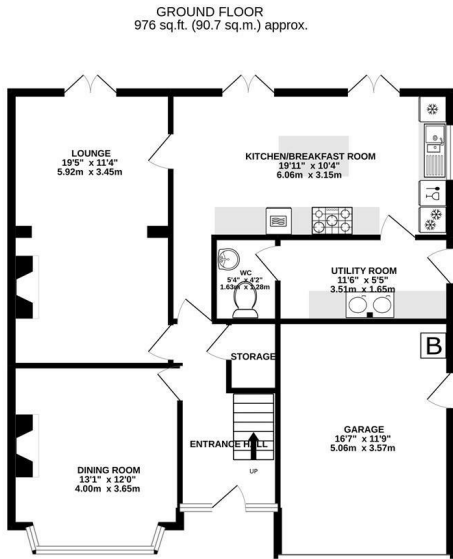
Outside

To the front of the property there is a semi circular block paved drive providing off street parking/turning space, leading to an integral garage having an electric door and side courtesy door. There is also a semi circular lawn and hedged side borders.

Wooden gates to either side of the property open onto block paved paths/seating areas which lead round to the rear of the property, where there is a lawned garden with hedged boundaries.

The property also has external lighting, an external double power socket and an outside tap.





TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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RICS



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 units, 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.

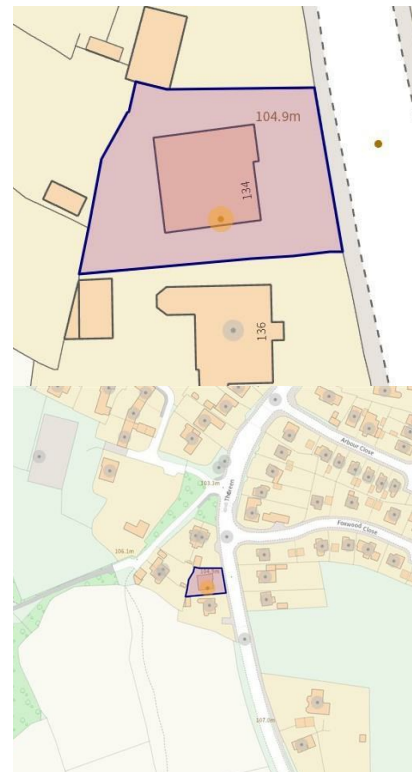
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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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