



220 Hady Lane,  
Hady, S41 0DB

OFFERS IN THE REGION OF

£349,950

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WILKINS VARDY

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# £349,950

SUPERB DETACHED DORMER BUNGALOW WITH SOUTH WEST FACING REAR GARDEN

This superb bay fronted detached family home offers an impressive 1278 sq.ft. of well proportioned and immaculately presented accommodation, which includes a spacious living room, 4-piece ground floor bathroom, three good sized double bedrooms, and an open plan kitchen/dining room, the dining room having French doors which open onto an attractive, landscaped south west facing rear garden. With ample parking and a detached brick built garage, this property would make an ideal family home or retirement property.

Located in a popular residential area, the property is situated close to the amenities in Hady and Calow, is well positioned for access to the Royal Hospital and ideally placed for routes into the Town Centre and towards Dronfield, Sheffield and the M1 Motorway.

- Superb Detached Dormer Bungalow
- Two Good Sized Reception Rooms
- Fitted Kitchen with Utility Room off
- 4-Piece Ground Floor Bathroom
- Three Double Bedrooms, the Master with Shower Area
- Detached Garage & Ample Off Street Parking
- Attractive, Landscaped South West Facing Rear Garden
- Popular & Convenient Location
- EPC Rating: D

## General

Gas central heating (Worcester Greenstar RI Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 118.7 sq.m./1278 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

## On the Ground Floor

**Storm Porch**  
Having a composite front entrance door with matching side window, which opens to the ...

**Entrance Hall**  
Fitted with laminate flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

**Bedroom Three**  
11'9 x 11'6 (3.58m x 3.51m)  
A good sized front facing double bedroom fitted with covings.

**Bathroom/WC**  
Being part tiled and fitted with a 4-piece white suite comprising a panelled bath with bath/shower mixer tap, fully tiled shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a concealed cistern WC with side storage.  
Laminate flooring and downlighting.

**Living Room**  
14'11 x 13'6 (4.55m x 4.11m)  
A generous bay fronted reception room, fitted with covings and having a feature limestone fireplace with downlighting and an inset living flame coal effect gas fire.

## Open Plan Kitchen/Dining Room

**Kitchen**  
17'1 x 8'9 (5.21m x 2.67m)  
Fitted with a range of wall, drawer and base units with plinth heater and complementary granite work surfaces and matching splashbacks.  
Inset 1½ bowl single drainer sink with pull out spray mixer tap.  
Integrated appliances to include a dishwasher, microwave oven, electric oven and 4-ring hob with extractor hood over.  
Space is provided for a fridge/freezer.  
Laminate flooring and downlighting.  
A uPVC double glazed door gives access onto the rear of the property and a door opens to a utility room.  
An opening leads through into the ...

## Dining Room

11'11 x 9'8 (3.63m x 2.95m)  
A good sized room fitted with covings and wood flooring. uPVC double glazed French doors overlook and open onto the rear garden.

## Utility Room

Having space and plumbing for a washing machine.  
This room also houses the gas boiler.

## On the First Floor

## Landing

**Master Bedroom**  
15'2 x 13'5 (4.62m x 4.09m)  
A good sized rear facing double bedroom fitted with wood flooring and having a built-in double wardrobe.  
There is also a fully tiled walk-in shower enclosure with tiled floor, downlighting and an electric shower.

**Bedroom Two**  
11'4 x 10'11 (3.45m x 3.33m)  
A good sized double bedroom, currently used as a study and having a window to the side elevation.  
This room also has access to eaves storage.

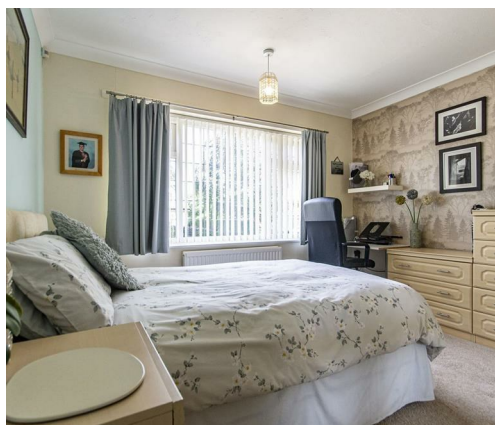
## Separate WC

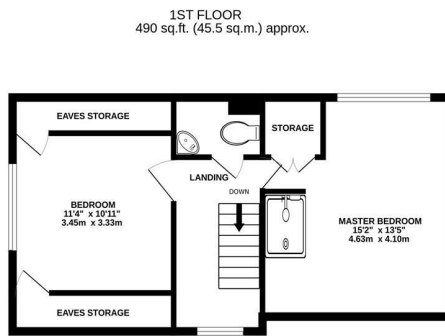
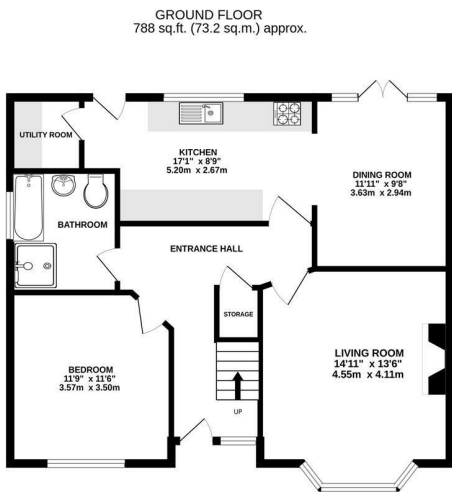
Fitted with wood flooring and having a 2-piece white suite comprising a corner wash hand basin and a low flush WC.

## Outside

To the front of the property there is an attractive lawned garden with rockery. A concrete and pebble drive provides ample of street parking and continues down the side of the property to a detached brick built garage.

The enclosed and landscaped south west facing rear garden comprises a block paved patio with steps rising up to two further paved/gravelled seating areas. There are rockeries either side of the steps, and a lawned garden having mature borders of plants, shrubs and trees. There are also two garden sheds.





**TOTAL FLOOR AREA:** 1278 sq.ft. (118.7 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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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, gas fire, 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.

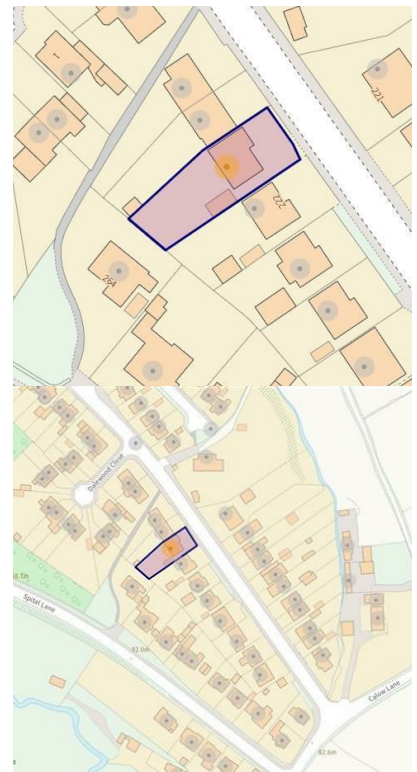
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### 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.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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