



49 St. Philips Drive,
Hasland, S41 0RG

OFFERS IN THE REGION OF

£281,500

W
WILKINS VARDY

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DETACHED FAMILY HOME - REQUIRES SOME COSMETIC UPGRADING/MODERNISATION - DETACHED GARAGE - NO CHAIN

Welcome to St. Philips Drive, Hasland - a popular location that could soon be your new home! This delightful detached house boasts a spacious 936 sq ft of living space, perfect for a growing family.

As you step inside, you'll be greeted by a spacious dual aspect reception room, fitted kitchen and three good sized bedrooms, as well as a family bathroom, ensuring convenience for all residents. The property also benefits from a detached single garage with attached store and driveway parking, together with well kept gardens to the front and rear.

St Philips Drive is a highly regarded address, with Hasland village and Eastwood Park nearby, good local schools and fantastic transport links to the Motorway and into the Town Centre.

- Well Proportioned Detached Family Home
- In Need of some Cosmetic Upgrading/Modernisation
- Spacious Dual Aspect Reception Room
- Kitchen with Large Window overlooking the Rear Garden
- Three Good Sized Bedrooms
- Family Bathroom
- Detached Garage & Ample Off Street Parking
- Well Kept Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: TBC

General

Gas central heating (Worcester Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 87.0 sq.m./936 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

A uPVC double glazed front entrance door with glazed side panels opens into an ...

Entrance Hall

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

Lounge/Diner

25'2 x 11'3 (7.67m x 3.43m)

A spacious dual aspect reception room, spanning the full depth of the property, having a feature fireplace with ornate surround, marble inset and hearth, and an inset living flame coal effect gas fire.

Kitchen

10'2 x 9'5 (3.10m x 2.87m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker with fitted extractor canopy over.

A door gives access to useful pantry.

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

On the First Floor

Landing

Bedroom One

12'5 x 11'3 (3.78m x 3.43m)

A good sized rear facing double bedroom.

Bedroom Two

11'4 x 11'3 (3.45m x 3.43m)

A good sized front facing double bedroom.

Bedroom Three

8'4 x 7'0 (2.54m x 2.13m)

A front facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.

Built-in airing cupboard housing the gas boiler.

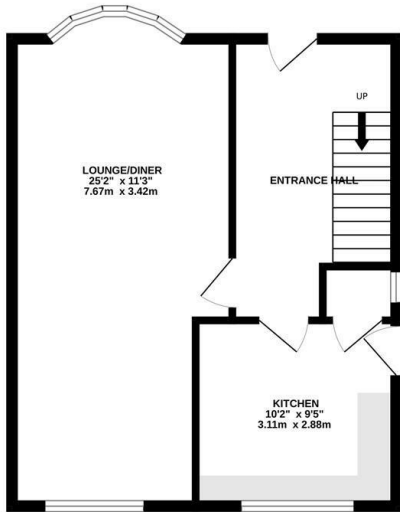
Outside

To the front of the property there is a lawned garden with side borders. A tarmac driveway provides off street parking and leads down the side of the property to a Detached Single Garage with 'up and over' door and side personnel door. To the rear of the garage there is an attached store.

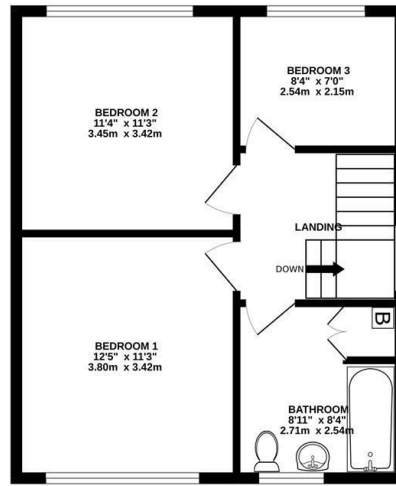
The enclosed rear garden comprises a paved patio and lawn with raised beds and a greenhouse.



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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, 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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