



15 Redbrook Avenue,  
Hasland, S41 0RL

OFFERS IN THE REGION OF

£550,000

W  
WILKINS VARDY

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EXECUTIVE STYLE DETACHED FAMILY HOME - FIVE BEDS - THREE BATHROOMS - DOUBLE GARAGE

Welcome to Redbrook Avenue, Hasland - a stunning property that offers the perfect blend of space, comfort, and style. This detached house boasts three reception rooms and a good sized breakfast kitchen with separate utility room off. With five double bedrooms and three bathrooms, there is plenty of room for the whole family to spread out and make themselves at home. The property also benefits from an attached double garage, ample off street parking and mature gardens, making this an ideal family home.

Located in a secluded cul-de-sac position in the popular village of Hasland, the property is well placed for accessing the local schools and amenities, and Eastwood Park, and is readily accessible for transport links towards the Town Centre, Dronfield and Sheffield.

- Executive Style Detached Family Home in Secluded Cul-de-Sac Position
- Three Good Sized Reception Rooms
- Breakfast Kitchen with Utility Room off
- Five Good Sized Double Bedrooms
- Two En Suite Shower Rooms & Re-Fitted Family Bathroom
- Integral Double Garage & Ample Off Street Parking
- Mature Gardens to the Front and Rear
- Popular & Convenient Location
- EPC Rating: C

General

Gas central heating (Worcester Greenstar Highflow Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 221.7 sq.m./2386 sq.ft. (including Double Garage)  
Council Tax Band - F  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor

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

Spacious Entrance Hall

Having a tiled floor. A central open balustrade staircase rises to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising of a corner wash hand basin and a concealed cistern WC.  
Tiled floor.

Snug/Study

12'0 x 9'7 (3.66m x 2.92m)  
A good sized and versatile bay fronted reception room, currently used as bedroom.

Living Room

18'8 x 12'0 (5.69m x 3.66m)  
Accessed via French doors from the entrance hall, this spacious dual aspect reception room has a feature stone fireplace with an inset living flame coal effect gas fire.  
uPVC double glazed French doors overlook and open onto the rear garden.

Dining Room

15'3 x 12'6 (4.65m x 3.81m)  
A second good sized reception room accessed via French doors from the entrance hall. Having a bay window/seating area overlooking the rear garden.

Breakfast Kitchen

15'8 x 10'4 (4.78m x 3.15m)  
Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over, including a pull out larder cupboard.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a dishwasher and a fridge/freezer.  
Included in the sale is the Rangemaster cooker with fitted Rangemaster extractor hood over.  
Two useful built-in storage cupboards.  
Tiled floor and downlighting.  
A door from here gives access into the Integral Garage, and a uPVC double glazed door gives access onto the rear of the property.

Utility Room

7'11 x 6'2 (2.41m x 1.88m)  
Being part tiled and fitted with a range of wall and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.  
Tiled floor.  
A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Galleried Landing

A spacious landing having a built-in airing cupboard.

Master Bedroom

17'3 x 13'0 (5.26m x 3.96m)  
A spacious front facing double bedroom, having a range of fitted wardrobes along one wall. A door gives access into an ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, semi inset wash hand basin with vanity unit below, and a concealed cistern WC.  
Chrome heated towel rail.  
Laminate flooring and downlighting.

Bedroom Two

14'6 x 13'8 (4.42m x 4.17m)  
A generous front facing double bedroom having a range of fitted furniture to include wardrobes, overhead storage unit, vanity area with drawer unit and bedside cabinets.

Bedroom Three

14'6 x 12'10 (4.42m x 3.91m)  
A good sized rear facing double bedroom, fitted with laminate flooring and having a range of built-in wardrobes. A door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, semi inset wash hand basin with vanity unit below, and a concealed cistern WC with shelving to the side.  
Vinyl flooring.

Bedroom Four

14'3 x 9'10 (4.34m x 3.00m)  
A rear facing double bedroom fitted with laminate flooring.

Bedroom Five

11'5 x 9'10 (3.48m x 3.00m)  
A rear facing double bedroom fitted with laminate flooring.

Re-Fitted Family Bathroom

Being part tiled and fitted with a contemporary white 3-piece suite comprising of a freestanding bath with floor mounted bath/shower mixer tap, wash hand basin with storage below, and a low flush WC.  
Vinyl flooring.

Outside

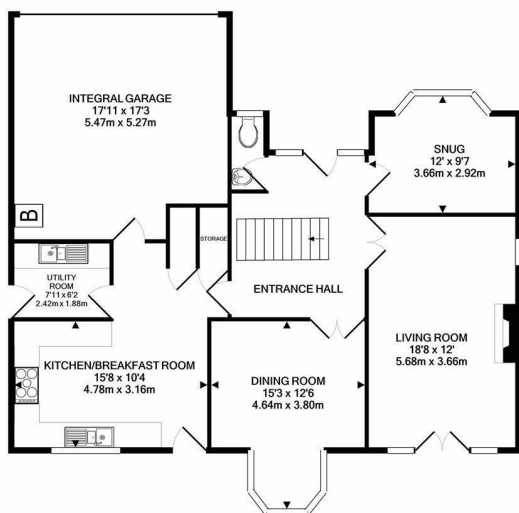
A block paved driveway to the front of the property provides ample off street parking and leads to the Integral Double Garage which is currently used as a games room, having an electric roller door, fitted with lamiante flooring and having light, power and a door giving access into the kitchen. The front garden is laid to lawn and has borders of mature plants and shrubs.

To the rear of the property there is a raised block paved patio with step down to a lawn with circular paved patio having decorative gravel beds, two further paved seating areas, mature plants and shrubs, and hardstanding areas for a greenhouse and a garden shed.

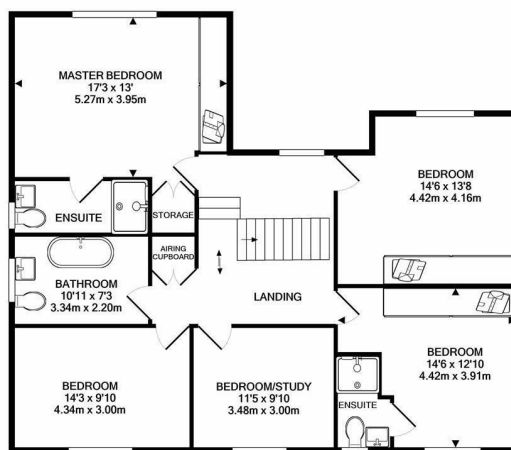








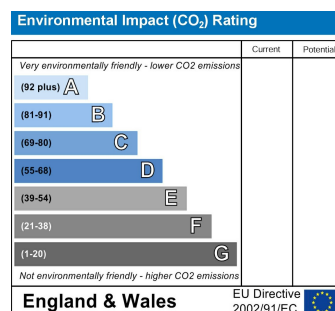
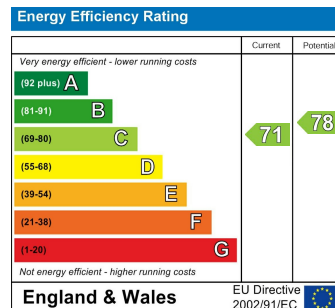
GROUND FLOOR  
APPROX. FLOOR  
AREA 1216 SQ.FT.  
(112.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1171 SQ.FT.  
(108.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2386 SQ.FT. (221.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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 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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