



55 Opal Street,
Hasland, S41 0FU

OFFERS AROUND

£325,000

W
WILKINS VARDY

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£325,000

DETACHED FAMILY HOME BUILT IN 2022 - CORNER PLOT - DETACHED GARAGE - POPULAR LOCATION

Built in 2022 and benefitting from the remaining term of a 10 year New Build Guarantee, is this superb double fronted detached house standing on a corner plot. As you step inside, you'll be greeted by not one, but two good sized reception rooms, together with a dining kitchen and separate utility room with cloaks/WC off. The property also boasts four well proportioned bedrooms, offering ample space for a growing family or for those who enjoy having a home office or guest rooms. With two modern bathrooms, there is no more queuing for the shower!

Spanning 1155 sq. ft., this home offers a comfortable living space for all your needs. The property also features a detached garage and driveway parking for two cars, and lawned gardens to the front, side and rear.

The property is well placed for Eastwood Park and the local schools and amenities in Hasland Village, and readily accessible for commuter links towards the Town Centre and the M1 Motorway.

- Detached Family Home built in 2022 and occupying a Corner Plot
- Dining Kitchen with Integrated Appliances
- Four Good Sized Bedrooms
- Detached Single Garage & Driveway Parking
- Popular & Convenient Location
- Two Good Sized Reception Rooms
- Separate Utility Room with Cloaks/WC off
- En Suite Shower Room & Family Bathroom
- Lawned Gardens to the Front, Side and Rear
- EPC Rating: B

General
Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 107.3 sq.m./1155 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Hasland Hall

On the Ground Floor
A composite front entrance door opens into an ...

'L' Shaped Entrance Hall
Fitted with LVT flooring and having downlighting. A staircase rises to the First Floor accommodation.

Dining Room
10'9 x 9'8 (3.28m x 2.95m)
A good sized front facing reception room fitted with LVT flooring.

Living Room
13'2 x 10'9 (4.01m x 3.28m)
A good sized front facing reception room fitted with LVT flooring.

Dining Kitchen
20'2 x 9'7 (6.15m x 2.92m)
Fitted with a range of white wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap, Integrated appliances to include a dishwasher, electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Space is provided for a fridge/freezer.
Downlighting to the kitchen area.
LVT flooring.
A door gives access into the utility room, and uPVC double glazed French doors overlook and open onto the rear of the property.

Utility Room
6'2 x 5'2 (1.88m x 1.57m)
Having a base unit with fitted worktop and matching upstands over.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
LVT flooring.
A uPVC double glazed door gives access onto the rear of the property, and a further door opens to a ...

Cloaks/WC
Fitted with a white 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.
LVT flooring.

On the First Floor

Landing
Having a built-in cupboard.

Master Bedroom
11'5 x 10'10 (3.48m x 3.30m)
A good sized rear facing double bedroom having a built-in double wardrobe with sliding mirror doors. A door gives access to an ...

En Suite Shower Room
Being part 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.
Vinyl flooring.

Bedroom Two
11'5 x 8'7 (3.48m x 2.62m)
A good sized front facing double bedroom having a built-in double wardrobe with sliding mirror doors.

Bedroom Three
9'8 x 9'7 (2.95m x 2.92m)
A front facing double bedroom.

Bedroom Four
8'3 x 7'1 (2.51m x 2.16m)
A front facing single bedroom.

Family Bathroom
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

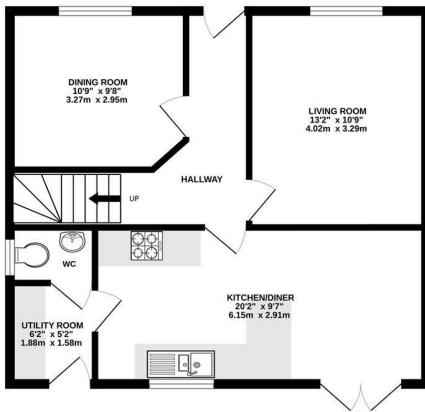
Outside
The property sits on a corner plot, having a lawned gardens to the front and left hand side of the property, the front garden split by a paved path leading up to the front entrance door. There is a decorative gravel bed, planted borders and a set of steps to the driveway.

To the right hand side of the property there is a tarmac driveway providing off street parking, leading to a detached single brick built garage with lighting.

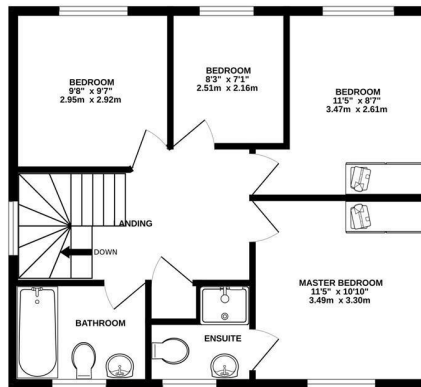
A gate at the top of the driveway gives access to the enclosed rear garden which is laid to lawn.



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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		94
(81-91) B	84	
(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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