



9 Upper Lum Close,
Hady, S41 0BF

OFFERS IN THE REGION OF

£445,000

W
WILKINS VARDY

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STUNNING FAMILY HOME - HEAD OF CUL-DE-SAC POSITION - FOUR BEDS - TWO BATHROOM - LANDSCAPED REAR GARDEN WITH NO UPWARD CHAIN

Sat at the head of a cul-de-sac is this stunning four bedroomed, two 'bathroomed' detached family home, offering an impressive 1140 sq.ft. of well appointed and immaculately presented accommodation. The property also boasts two inviting reception rooms providing ample space for entertaining guests or enjoying quiet family evenings, as well as a modern fitted kitchen and a large utility room. For those with vehicles, the property offers a detached single garage and driveway parking for up to four vehicles. The outdoor space is equally appealing, providing a private area for children to play or for adults to unwind after a long day.

In summary, this detached house in Hady is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a spacious family home. Don't miss the chance to make this property your own.

- Stunning Detached Family Home on Corner Plot
- Two Good Sized Reception Rooms
- Four Good Sized Bedrooms
- Detached Single Garage & Ample Off Street Parking
- Popular & Convenient Location
- Head of Cul-de-Sac Position
- Modern Fitted Kitchen & Utility Room
- Ground Floor Cloaks/WC, En Suite Shower Room & Family Bathroom
- Attractive Landscaped Rear Garden
- EPC Rating: C

General

Gas central heating (Ideal Vogue Combi Boiler)
uPVC sealed unit double glazed windows and composite external doors
Security alarm system
Gross internal floor area - 105.9 sq.m./1140 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 a ...

Entrance Hall

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

Cloaks/WC

Fitted with LVT flooring and having a 2-piece white suite comprising of a wash hand basin with storage below, and a low flush WC.

Utility Room

15'11 x 8'5 (4.85m x 2.57m)
Fitted with a range of wall and base units with under unit lighting and complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap and glass splashback.
Integrated freezer and space for a freestanding wine cooler.
Space and plumbing is provided for an automatic washing machine, and there is also space for a tumble dryer.
LVT flooring and downlighting.
The Ideal Vogue C40 combi boiler is also sited in this room.

Kitchen

12'11 x 7'8 (3.94m x 2.34m)
Fitted with a range of white hi-gloss wall, drawer and base units with under unit lighting, complementary work surfaces and upstands.
Inset 1½bowl Franke sink with mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, electric oven and induction hob with glass splashback and extractor hood over.
Laminate flooring and downlighting.
A composite door gives access onto the side of the property.

Open Plan Living/Dining Room

Living Room

13'7 x 12'0 (4.14m x 3.66m)
A good sized rear facing room, fitted with laminate flooring and having a feature ornamental illuminated fireplace.
An opening leads through into the ...

Dining Room

10'10 x 10'5 (3.30m x 3.18m)
A rear facing room fitted with laminate flooring and having uPVC double glazed French doors with fitted blinds which open onto the rear decking.

On the First Floor

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

Master Bedroom

12'6 x 11'7 (3.81m x 3.53m)
A good sized front facing double bedroom having built-in wardrobes with sliding doors and feature lighting, and a built-in over stairs store cupboard. A door gives access into a ...

En Suite Shower Room

Have a mixer shower, low flush WC, built-in wash hand basin with storage beneath. Being fully tiled and fitted with a modern white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with storage below, and a concealed cistern WC.
Heated towel rail.
Tallboy storage unit
Fitted mirror unit with shaving point.
Tiled floor and downlighting.
Expelair extractor.

Bedroom Two

12'6 x 8'9 (3.81m x 2.67m)
A good sized front facing double bedroom.

Bedroom Three

10/10 x 7'11 (3.05m/3.05m x 2.41m)
A rear facing double bedroom.

Bedroom Four

8'9 x 8'7 (2.67m x 2.62m)
A rear facing single bedroom, currently used as a study.

Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, wash hand basin with storage below, and a concealed cistern WC.
Tiled effect floor (LVT) and downlighting.

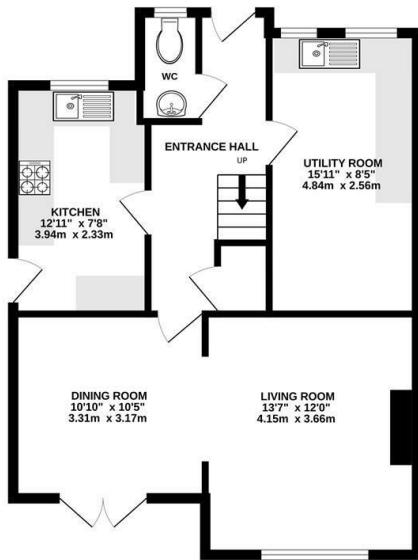
Outside

The property stands on a corner plot with a resin drive to the front providing ample off street parking and giving access to a Detached Brick Built garage having an electric 'up and over' door, fitted units, light and power. There is a lawned garden and paths to either side of the property which give access to the rear garden.

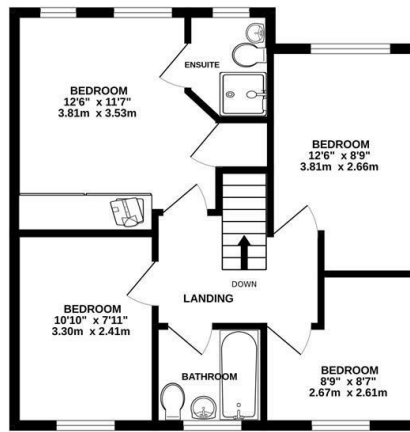
A gate opens to the attractive enclosed and landscaped rear garden which comprises of two deck seating areas with sunken lighting and a lawn surrounded by decorative pebbles and interspersed with mature shrubs. There is also a garden shed. External lighting and power points are also provided. There is a bike store behind the garage.



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq.ft. (105.9 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		85
(81-91) B		
(69-80) C	74	
(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.

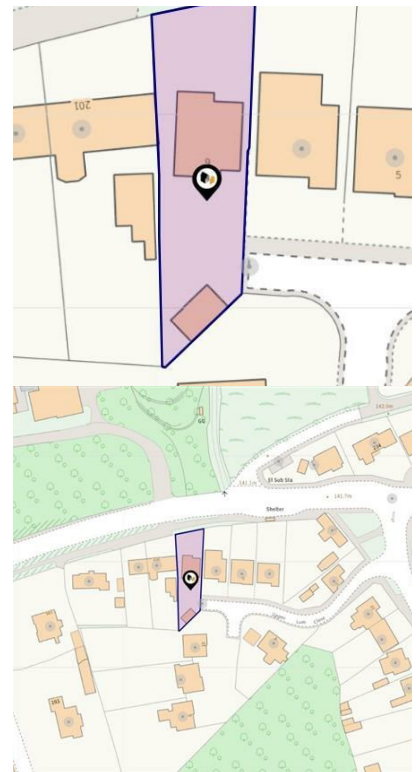
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall 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.



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

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